BOOK 10298 PG 616

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
JOAN E. JONES	MAP 053.03, PARCEL 113
402 Columbus Trace	
Madison, TN 37115	
SEND TAX BILLS TO:	
SAME	

96 DEC 23 AM 10:41
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0258126

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, this 20 DAY OF December, 1996.

Margaret R Little Morris

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 20 DAY OF Dec., 1996.

ANN S. BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/25/2000

8253 12/23 0101 03CHECK 20.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, MARGARET R. LITTLE MORRIS, A WIDOW, hereinafter referred to as GRANTOR, do hereby quitclaim and convey unto JOAN E. JONES, her successors, heirs and assigns, all of MY right, title and interest in and to certain real estate in DAVIDSON County, Tennessee, as follows, to-wit:

BEING Lot No. 3 on the map of R.L. Scobey of M. N. Young's plan of part of the northwest part of Lot No. 60 on the plan of Brownsville, of record in Book 21, page 9, which re-subdivision is not of record, and which lot is described according to a survey thereof made by Pete Myer, Surveyor, on March 11, 1946, as follows:

Beginning at a point in the easterly margin of Porter Road at the corner of lots Nos. 2 and 3, being 220 feet north of the north margin of Creighton Avenue; thence with the line between said lots, easterly 192 feet to a point which is north 12 deg. 30' east 220 feet more or less from the north margin of Creighton Avenue; thence north 12 deg. 30' east 60 feet to the corner of Lots Nos. 3 and 4; thence with the line between said lots westerly 184 feet to the east margin of Porter Road; thence with the margin of the same 19 deg. west 60 feet to the beginning.

Being the same property conveyed to Arthur Morris and wife, Josephine P. Morris, by Deed from R. Loyd Scobey, Trustee, of record in Book 1628, page 517, Register's Office for Davidson County, Tennessee, the said Josephine P. Morris subsequently died and title vested by operation of law in her surviving spouse, Arthur Morris. Arthur Morris remarried Margaret Little Morris.

THE HEREIN CONVEYANCE IS IN SETTLEMENT OF THE ESTATE OF ARTHUR MORRIS and in compliance with that certain ante-nuptial agreement entered into between Arthur Morris and Margaret R. Little, dated July 24, 1989, a copy of which is attached hereto as Exhibit 'B'.

MARGARET R. LITTLE AND MARGARET R. LITTLE MORRIS ARE ONE AND THE SAME PERSON.

This is improved property known as 1405 Porter Road, Nashville, TN 37206.

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS OUR hands this 20 day of December, 1996.

Margaret R Little Morris
MARGARET R. LITTLE MORRIS

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET R. LITTLE MORRIS, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at [illegible] Tennessee, on this the 20 day of December, 1996.

ANN S. BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Ann S. Black
notary public

My commission expires: 5/28/2000

ANTENUPTIAL AGREEMENT

This agreement is entered into on this 24th day of July 19 89, by and between Arthur Morris, of Davidson County, State of Tennessee, and Margaret R. Little, of Davidson County, State of Tennessee.

WHEREAS the parties to this agreement intend to be married in the immediate future, and,

WHEREAS each of the parties owns individually certain properties, either real or personal, the nature and extent of which having been disclosed to the other, and

WHEREAS the parties desire that all property now owned or hereafter acquired by each of them shall, for testamentary disposition, be free from any claim of the other that may arise by reason of their contemplated marriage,

IT IS THEREFORE AGREED AS FOLLOWS:

1. **PROPERTY TO BE SEPARATELY OWNED:** After the solemnization of the marriage between the parties, each of them shall separately retain all rights in his or her own property, whether now owned or hereafter acquired , and each of them shall have the absolute and unrestricted right to dispose of such separate property, free from any claim that may be made by the other by reason of their marriage, and with the same effect as if no marriage had been consumated.

2. **WAIVER OF RIGHT OF ELECTION:** Each of the parties waives and releases any rights as surviving spouse to elect to take against the other's will, whether heretofore or hereafter made, and each of the parties hereby waives and releases all statutory rights and interests including, but no limited to: homestead, family automobile, household furniture and furnishings, distributive share or any other interest that would normally accrue for being the surviving spouse.

Exhibit B

3. **TRANSFERS BETWEEN THE PARTIES:** Notwithstanding the provisions of this agreement, either party shall have the right to transfer or convey to the other any property or interest therein which may be lawfully conveyed or transferred during his or her lifetime or by will or otherwise upon death and neither party intends by this agreement to limit or restrict in any way the right and power to receive any such transfer, bequest or conveyance from the other.

4. **EFFECTIVE DATE:** This agreement shall take effect only upon the solemnization of the marriage now contemplated by the parties and should the marriage not be consumated this agreement shall be null and void.

5. **CONSIDERATION:** The consideration for this agreement is the marriage contemplated by the parties, and the mutual promises contained herein.

6. **COMPLETENESS:** This agreement contains the entire understanding of the parties, and no representations or promises have been made except as contained herein.

BENEFIT: This agreement shall bind and inure to the benefit of the parties and their respective legal representatives, successors, and assigns.

IN WITNESS WHEREOF, the parties have signed, sealed and acknowledged this agreement, executed in duplicate originals, one for each of the parties.

Arthur Morris

Arthur Morris

Margaret R Little

Margaret R. Little

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Paul G. Blankenship a Notary Public in and for said County and State, the within named, Arthur Morris and Margaret R. Little,

bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 19 89.

Notary Public

My commission expires May 20, 1992.