THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
201 Walton Ferry Road
Hendersonville, TN 37077-0364

mail

From information furnished by the parties.

Address New Owner(s)	Send Tax Bills To	Map-Parcel No.
James S. Anderson Name 1507 Wendell Avenue Street Address Nashville, TN 37206 City, State, Zip	Same Name Street Address City, State, Zip	73-13 78

BOOK 10304 PG 83

QUITCLAIM DEED

This conveyance is made on this 30th day of December, 1996, by I. W. Anderson, Grantor, to James S. Anderson and Patricia Young, Grantees.

WITNESSETH: That for and in consideration of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the Grantor hereby conveys and quitclaims unto the Grantees, all of his right, title and interest in and to the described real estate, located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Map of Dugger Heights, No. 2, as of record in Book 1424, page 135, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 70 feet on the east side of Wendell Avenue and runs back between lines, 247.9 feet on the north line and 247.7 feet on the south line to a line in the rear, on which it measures 70 feet.

Being the same property conveyed to I. W. Anderson and wife Allie Anderson, by deed from Walter M. Sadler, Jr. And wife, Mary Belle W. Sadler, of record in Book 2882, page 481, Register's Office for Davidson County, Tennessee.

Note: Allie Anderson died on September 2, 1996. At the time of her death, Allie Anderson was the spouse of I. W. Anderson and held the aforedescribed property with him in a tenancy by the entirety. No divorce proceedings were pending at the time of her death.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on the day and year first above written.

I. W. Anderson

96 DEC 30 AM 11:50
DAVIDSON COUNTY, TN.

0259801
IDENTIF. A REFERENCE

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, I. W. Anderson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 1996.

Notary Public

My commission expires: August 7, 2000

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE }
COUNTY OF SUMNER } The actual consideration or value whichever is greater, for this transfer is $0.00. Subscribed and sworn to before me, this 30th day of December, 1996.

GRANTEE

NOTARY PUBLIC AT LARGE

Notary Public

My commission expires: August 7, 2000

0107 12/30 0101 01CASH 8.00