BOOK 10304 PG 479

This Instrument Prepared By:
Richard A. Johnson
TRABUE, STURDIVANT & DeWITT
2500 Nashville City Center
511 Union Street
Nashville, TN 37219-1738

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel No.
The Poppy P. Buchanan Living Trust Dated June 5, 1992 1557 Harding Place Nashville, TN 37215	New Owners	Map 104-15 Parcel 10

WHEREAS, Marceleen Rodes Alford and The Poppy P. Buchanan Living Trust dated June 5, 1992 are equal general partners (hereinafter referred to as the "Partners") in a Tennessee General Partnership known as Alford-Buchanan Partnership, also known as Able Management Company (hereinafter referred to as the "Partnership"); and

WHEREAS, the real property described on Exhibit "A" attached hereto has been held in the Partnership with a one-half, undivided interest titled in the name of Marceleen R. Alford by quitclaim deed from Mary D. Buchanan (now Barr) and husband, Frederick Earl Barr, recorded at Book 8707, page 414, Register's Office for Davidson County, Tennessee, and the remaining one-half, undivided interest is titled in the name of The Poppy P. Buchanan Living Trust Dated June 5, 1992 by quitclaim deed from Poppy P. Buchanan, recorded at Book 9286, page 453, Register's Office for Davidson County, Tennessee; and

WHEREAS, the Partners have determined to distribute the real property to The Poppy P. Buchanan Trust Dated June 5, 1992 as a Partnership distribution; and

WHEREAS, in order to make the distribution, Marceleen Rodes Alford is executing this instrument to convey all of her interest in the real property, being a one-half undivided interest, to The Poppy P. Buchanan Living Trust Dated June 5, 1992; and

WHEREAS, Robert H. Alford, husband of Marceleen Rodes Alford, joins in this instrument for the purpose of conveying any interest he may have in the property by virtue of his marriage to Marceleen Rodes Alford; and

WHEREAS, Marceleen R. Alford and Marceleen Rodes Alford are one and the same person;

NOW, THEREFORE, FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, MARCELEEN R. ALFORD and husband, ROBERT H. ALFORD, by these presents, do hereby quitclaim and convey unto RICHARD D. BUCHANAN AND POPPY P. BUCHANAN, Co-Trustees of THE POPPY P. BUCHANAN LIVING TRUST DATED JUNE 5, 1992, its successors and assigns, all of our right, title and interest, being a one-half, undivided interest in and to the tract or parcel of land in Davidson County, State of Tennessee, described on the attached Exhibit "A."

Said Property is conveyed subject to all limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 2507 Natchez Trace, Nashville, Tennessee 37212.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 13th day of ~~June~~ December, 1996.

MARCELEEN R. ALFORD

ROBERT H. ALFORD

* * * * * *

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10.00 and no other monetary consideration.

AFFIANT

Sworn to and subscribed before me

This 17 day of December 1996

NOTARY PUBLIC

My Commission Expires: 7-22-2000

* * * * * *

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, PATRICIA A. JEFFREY, a Notary Public in and for said County and State, MARCELEEN R. ALFORD and husband, ROBERT H. ALFORD, 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, at office in NASHVILLE, Tennessee, on this the 17 day of December, 1996.

NOTARY PUBLIC

PATRICIA A. JEFFREY NOTARY PUBLIC

My Commission Expires: 7-22-2000

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EXHIBIT "A"

LAND in Davidson County, Tennessee, being part of Lot No. 72 on the Map of Bransford Realty Company's Westmoreland Place of record in Book 421, page 16, Register's Office for said County.

Said part of Lot No. 72 fronts 60 feet on the west side of 28th Avenue, South or Natchez Trace and runs back between parallel lines 210 feet to an alley.

Being the same property conveyed to Marceleen R. Alford by quitclaim deed from Mary D. Buchanan (now Barr) and husband, Frederick Earl Barr, of record at Book 8707, page 414, Register's Office for Davidson County, Tennessee.

Marceleen R. Alford is one and the same person as Marceleen Rodes Alford.

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IDENTIF. ↑ REFERENCE

96 DEC 30 PM 2:45
DELIA Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

0343 12/30 0101 03CHECK 16.00

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