This instrument prepared by:
William L. Harbison
Sherrard & Roe
424 Church Street, Suite 2000
Nashville, TN 37219

BOOK 10315 PG 780

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Virginia Lee Troy	Same	117-5-29
811 Lynnbrook Road		
Nashville, Tennessee 37215		

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, Virginia Lee Troy, successor Trustee of the Amended and Restated Merlin William Troy and Virginia Lee Troy Revocable Trust dated March 18, 1987 (hereinafter referred to as the "Grantor"), do hereby quitclaim, transfer and convey the following described property to Virginia Lee Troy (hereinafter referred to as the "Grantee"), it being my intention by this instrument to create a fee simple ownership of said property in the Grantee, said property being a certain tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being parts of Lots Nos. 22 and 23 on the Plan of Ensworth, as of record in Book 161, page 136 and 137, Register's Office for said County, being Lot No. 1 on the Plan of Lynnbrook, not of record, described according to a survey made by Yokley and Waggoner, Engineers, dated November 7, 1949, and revised November 14, 1949, as follows:

Beginning on the westerly margin of Lynnbrook Road, formerly Jordan Avenue, 524.15 feet northerly from the northwest corner of said Lynnbrook Road and Woodmont Boulevard; thence with the westerly margin of said Road, north O° 45' east 115 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, westwardly 430 feet to a point in the easterly line of Woodmont Park Subdivision, as of record in Book 547, page 148, said Register's Office; thence with said line, south 0° 45' west 115 feet; thence south 89° 15' east 429.89 feet to the beginning.

Being the same property conveyed to Virginia Lee Troy, Successor Trustee of the Amended and Restated Merlin William Troy and Virginia Lee Troy Revocable Trust dated March 18, 1987, by quitclaim deed from Virginia Lee Troy of record in Book 8069, page 558, Register's Office for Davidson County, Tennessee.

This is improved property known as 811 Lynnbrook Road, Nashville, Tennessee 37215.

Trustee has authority to transfer this property without joinder of any beneficiary.

BOOK 10315 PG 781

IN TESTIMONY WHEREOF, I have hereunto set my hand, this 8 day of Jan, 1997.

Virginia Lee Troy - Trustee
VIRGINIA LEE TROY, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Sarah Gwaltney, a Notary Public in and for the County and State aforesaid, personally appeared Virginia Lee Troy, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of January, 1997.

Sarah Gwaltney
Notary Public

My Commission Expires:

9-26-98

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $0 and no other monetary consideration.

Virginia Lee Troy

Sworn to and subscribed before me
this 8th day of January, 1997.

Sarah Gwaltney
Notary Public

My Commission Expires:

9-26-98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TROY QUITCLAIM DEED/124237.1
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DAVIDSON COUNTY, TN.

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IDENTIFICATION