Bck 58-A

FN 10335:702

Prepared By:
COMBOS & HIX, P.C.
315 Deaderick St.
Suite 1100
Nashville, TN 37238

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

Affiant

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 27th DAY OF JANUARY, 1997.

Notary Public
My Commission Expires: 11-25-2000

MARSHALL L. HIX NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS OF NEW OWNER:
Silas R. Ashburn
1205 Laurent Street
Nashville, TN 37206

SEND TAX BILL TO:
NEW OWNER

MAP-PARCEL
MAP 83-01
PARCEL 25.00

Q U I T C L A I M D E E D

FOR AND IN consideration of the sum of One ($1.00) Dollar cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, SILAS R. ASHBURN does hereby quitclaim and convey unto SILAS R. ASHBURN, DELORES E. CUNNINGHAM AND BOBBY WAYNE CALVERT, each a One-Third (1/3) Undivided Interest, as Tenants in Common, with Rights of Survivorship in each of them, forever, all of his right, title and interest in and to certain real property situated in DAVIDSON County, Tennessee, being more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION
WHICH IS INCORPORATED HEREWITH

Improved property known as 1205 Laurent Street, Nash., TN 37206

IN WITNESS WHEREOF, SILAS R. ASHBURN, has caused this instrument to be executed on this 27th day of JANUARY, 1997.

SILAS R. ASHBURN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared SILAS R. ASHBURN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who has executed the foregoing instrument for the purposes herein contained.

Witness my hand at office this the 27th day of JANUARY, 1997.

Notary Public

My Commission Expires: 11-25-2000

MARSHALL L. HIX NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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Exhibit "A"

Being in the southwesterly part of Lots Nos. 6 and 7 of Block "A" on the map of part of Lots Nos. 2, 3, 4 and 5 in Tim H. Moore's Subdivision of part of A. W. Johnson and G. P. Smith's Subdivision, as of record in Book 332, page 107, Register's Office for said County, Being Lot No. 5 on the plan of J. H. Cherry's Subdivision of Lots Nos. 6, 7 and 8 of Block "A" in Tim H. Moore's Subdivision, not of record, described according to a survey made by Lewis D. Justice, Surveyor, September 20, 1949, as follows:

Beginning at a point on the easterly margin of Laurent Avenue 140.3 feet southerly from the southeast corner of said Laurent and McKennie Avenue; thence with the easterly margin of said Laurent Avenue, southwardly 55 feet to the northeast corner of said Laurent Avenue and a 12 foot alley; thence with the northerly margin of said 12 foot alley eastwardly 145.5 feet to a point; thence northwardly 54.9 feet to a point; thence westwardly 140 feet to the beginning.

Being the same property conveyed to Silas R. Ashburn and wife, Margaret Ashburn by deed from Ernest N. Craig and wife, Ava Dean Craig of record in Book 3888, page 699, Register's Office for Davidson County, Tennessee. The said Margaret Ashburn having since died leaving the property vested soley in the name of Silas R. Ashburn.

NOTE: Silas R. Ashburn is one and the same person as Silas Ashburn.

0268981

IDENTIFICATION REFERENCE

97 JAN 31 PM 3:11

FELIX E. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

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