THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .

Claudia A. Ellis
Affiant

Subscribed and sworn to before me this 3rd day of February, 1997.

Mitchell A. Watts
Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 10345 PG 231

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
CLAUDIA A. ELLIS 2104 Eastland Avenue Nashville, Tennessee 37206	FT MORTGAGE COMPANIES P.O. Box 146 Memphis, Tennessee 38101	MAP 83-7 PARCEL 283

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One (***1.00) Dollar, the receipt of which is hereby acknowledged, I, BARBARA E. ROLAND, unmarried, hereby quitclaim and convey to CLAUDIA A. ELLIS, unmarried, her successors and assigns, all right, title and interest that I may have in and to certain land in Davidson County, Tennessee, more particularly described as follows, to wit:

0271709
IDENTIFICATION REFERENCE

97 FEB 10 AM 10:56
DAVIDSON COUNTY, TN.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This is improved property known as 2104 Eastland Avenue, Nashville, Tennessee 37206.

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEROF I have hereunto set my hand this 3rd day of February, 1997.

Barbara E. Roland
BARBARA E. ROLAND

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BARBARA E. ROLAND, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of February, 1997.

Notary Public

My Commission Expires: 11/22/97

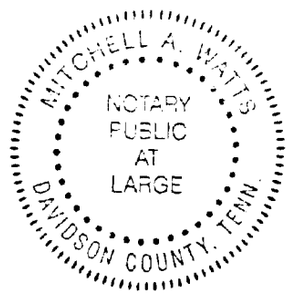


EXHIBIT "A"

LEGAL DESCRIPTION

2104 Eastland Avenue
Nashville, Tennessee

BOOK 10345 PG 233

BEING in the 11th, formerly 18th Civil District, being marked "Cooper" and shown on the plan of Rolling Acres Subdivision as of record in Book 1130, page 34, Registers's Office for Davidson County, Tennessee, on the south side of Eastland Avenue opposite Powers Avenue and described as follows:

BEGINNING on the southerly margin of Eastland Avenue, formerly Vaughn Pike, 1573.0 feet westerly from the center of Riverside Drive, or Boulevard, and 407.0 feet east of the northwest corner of a tract of 105 acres known as the Maney Tract conveyed to G. N. Tillman and wife, by the Nashville Trust Company in 1897, by deed of record in Book 207, page 108, Register's Office for said County, being also the northeast corner of a lot conveyed by G. N. Tillman and wife, to Geo. M. Thomas of record in Book 655, page 144, said Register's Office; running thence eastwardly with the southerly margin of said Eastland Avenue 100.0 feet; thence southwardly parallel to the east line of the said lot of Geo. M. Thomas, 200.0 feet to an alley; thence westwardly parallel with the said Eastland Avenue 100.0 feet to Thomas' east line; thence northwardly with the said last named line 200.0 feet to the beginning.

BEING the same property conveyed to Claudia A. Ellis and Barbara E. Roland, both unmarried, as joint tenants with the right of survivorship, by deed from DeKalb County Bank & Trust Company, a Tennessee corporation, of record in Book 8726, page 660, Register's Office for Davidson County, Tennessee.

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