PREPARED FROM INFORMATION FURNISHED BY THE PARTIES AND WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

FROM	FROM
JOSEPH JOHN BLANK, JR. AND WIFE, MARY D. BLANK AND JOSEPH JOHN BLANK, III, UNMARRIED	J. PHILLIP JONES, TRUSTEE
TO	**TO**
J. PHILLIP JONES, TRUSTEE	JOSEPH J. BLANK, JR. AND WIFE, MARY D. BLANK AND JOSEPH JOHN BLANK, III, UNMARRIED AND MARGARET B. BOYD AND HUSBAND, PATRICK S. BOYD

QUITCLAIM DEED BOOK 10347 PG 588

Address New Owner:	Send Tax Bills To:	Map-Parcel Number
JOSEPH J. BLANK, JR. 4807 GRANNY WHITE PIKE NASHVILLE, TN 37220	SAME	131-15-026

This Instrument Prepared By: TATUM & JONES, ATTORNEYS
2001 Charlotte Avenue, Suite 200
Nashville, TN 37203

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,225.00

Margaret B. Boyd
Patrick S. Boyd
Affiant

Subscribed and sworn to before me, this the 10TH day of FEBRUARY, 1997.

My Commission Expires:
11/27/99

NOTARY PUBLIC J. PHILLIP JONES

J. PHILLIP JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION of and for the express purpose of making a re-conveyance to create SEPARATE OWNERSHIP WITH SURVIVORSHIP

I, JOSEPH J. BLANK, JR. AND WIFE, MARY D. BLANK AND JOSEPH JOHN BLANK, III, UNMARRIED, by these presents do hereby QUITCLAIM and convey unto J. PHILLIP JONES, TRUSTEE, his successors and assigns, the following described tract or parcel of land, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

unimproved ( ) property
This is improved (XX) property, known as 4807 GRANNY WHITE PIKE NASHVILLE, TN 37220

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

And now, I, the said J. PHILLIP JONES, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby QUITCLAIM and convey unto JOSEPH J. BLANK, JR. AND WIFE, MARY D. BLANK, a 57% UNDIVIDED INTEREST; to JOSEPH JOHN BLANK, III, UNMARRIED, a 21.5% UNDIVIDED INTEREST; and to MARGARET B. BOYD AND HUSBAND, PATRICK S. BOYD, a 21.5% UNDIVIDED INTEREST, as Joint Tenants with the Right of Survivorship, it being the express interest that each married couple shall own a survivorship interest as between their respective spouses and each married couple together with JOSEPH JOHN BLANK, III, shall own a Surviving Interest in the property as a whole; their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth. It is the intent of the five (5) parties hereto that the last survivor utimately ends up with the entire property owned in fee simple absolute.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 10TH day of FEBRUARY, 1997.

Joseph John Blank, Jr.
JOSEPH JOHN BLANK, JR.

Mary D. Blank
MARY D. BLANK

Joseph John Blank III
JOSEPH JOHN BLANK, III

J. PHILLIP JONES, TRUSTEE

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, JOSEPH JOHN BLANK, JR. and wife, MARY D. BLANK; and JOSEPH JOHN BLANK, III, UNMARRIED, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10TH day of FEBRUARY, 1997.

NOTARY PUBLIC

My Commission Expires:
7/26/97

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 J. PHILLIP JONES, Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10TH day of FEBRUARY, 1997.

NOTARY PUBLIC

My Commission Expires:
7/26/97

EXHIBIT "A"

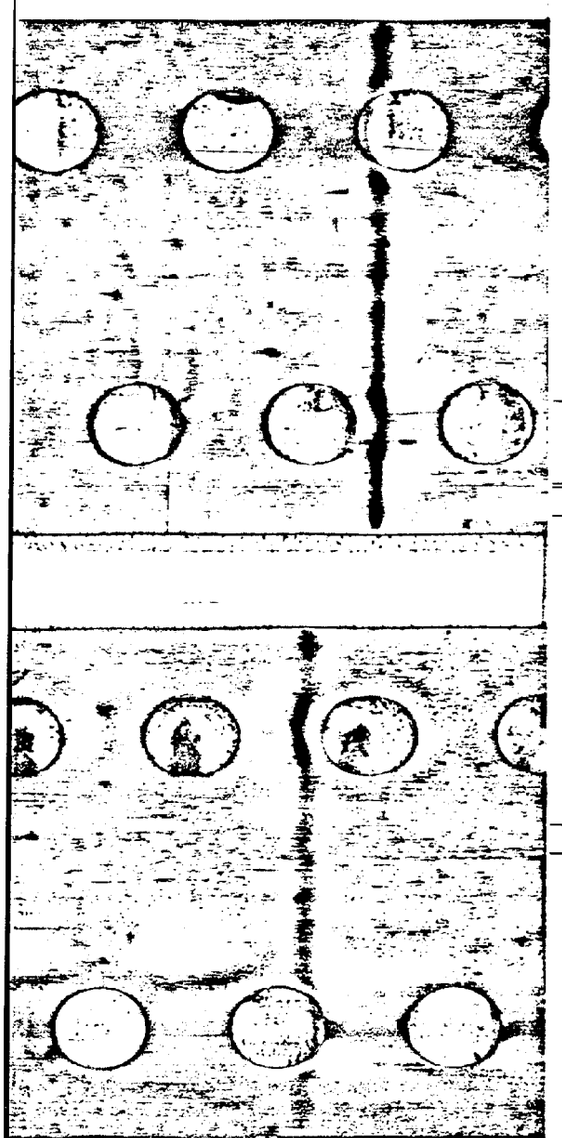
LAND in DAVIDSON County, Tennessee, being Lot No. 12, on the Plan of HARPETH ACRES, SECTION 1, of record in Book 1424, page 140, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to JOSEPH J. BLANK, JR. AND WIFE, MARY D. BLANK AND JOSEPH JOHN BLANK, III, UNMARRIED, by Quitclaim Deed from J. Phillip Jones, Trustee, of record in Book 10150, page 859 and being re-recorded simultaneously herewith.

It is agreed and understood that JOSEPH J. BLANK, JR. AND WIFE, MARY D. BLANK shall be responsible for insurance, taxes, maintenance, repairs, and occupancy of the property by them.

If one of the owners elects to sell his/her interest, the other owners shall be given First Right of Refusal. The value of the ownership will be determined by the Seller having the property appraised by a certified appraiser. The Seller will pay for the appraisal. The Buyer(s) may hire his/her/their appraiser and the average of the two (2) appraisals shall be the value of the property. The Buyer(s) will have sixty (60) working days to close the purchase after receiving written notice of the price.

0272427
IDENTIFICATION REFERENCE
97 FEB 12 AM 8:59
DAVIDSON COUNTY, TN.
5673 02/12 0101 03CHECK 184.04



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10347 PG 591

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 46225.00
CON TX 171.04
PRFEE 1.00
MISC 12.00
TOTAL 184.04
CHECK 184.04

02/12/97 01 09:04 0001 5673

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0272427
IDENTIF. & REFERENCE

97 FEB 12 AM 8:59

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 1116146