26B

ADDRESS NEW OWNERS:	TAX BILLS TO:	MAP-PARCEL NOS.
David C. Talley and Sallie Hicks Talley 124 Carnousti Road Franklin, Tennessee 37064	NEW OWNER	Map 157-08-0-A Parcel 015.00

This instrument prepared by: J.E. Spruill, Attorney
104 Woodmont Blvd., Suite 115, Nashville, TN 37205
from information furnished by the parties hereto.

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

For and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Sallie Talley, as Trustee for Sarah E. Talley, under Irrevocable Trust Agreement entered December 30, 1988, and amended September 30, 1989, between George T. Hicks and wife, Sallie R. Hicks, and Sallie Talley, Trustee, with full power under the Trust to sell, convey, lease, or mortgage without the joinder of any beneficiary (hereinafter referred to as the "Grantor"), by these presents do hereby Quitclaim, grant, and convey all of my right, title and interest in the real property described hereinbelow unto David C. Talley and Sallie Hicks Talley as tenants in common and not as tenants by the entirety (hereinafter referred to as the "Grantees"), their heirs and assigns, the following described tract of land in Davidson County, State of Tennessee, to wit:

Lot 15 of Middleton, a Residential Planned Unit Development, 3rd Revision recorded on May 16, 1989, of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee; superseding Middleton, a Residential Planned Unit Development, 2nd Revision recorded on March 29, 1987, of record in Book 6900, page 257, Register's Office for said County.

Being the same property conveyed to Sallie Talley, as Trustee for Sarah E. Talley, under Irrevocable Trust Agreement entered December 30, 1988, and amended September 30, 1989, between George T. Hicks and wife, Sallie R. Hicks, and Sallie Talley, Trustee, with full power under the Trust to sell, convey, lease, or mortgage without the joinder of any beneficiary by Quitclaim Deed from George T. Hicks and wife, Sallie R. Hicks of record in Book 8177, page 342, said Register's Office for Davidson County,

Tennessee which Quitclaim Deed conveyed a one-half (1/2) interest in the subject real property; and being the same property conveyed to Sallie Talley,as Trustee for Sarah E. Talley, under Irrevocable Trust Agreement entered December 30, 1988, and amended September 30, 1989, between George T. Hicks and wife, Sallie R. Hicks, and Sallie Talley, Trustee, with full power under the Trust to sell, convey, lease, or mortgage without the joinder of any beneficiary by Quitclaim Deed from George T. Hicks and wife, Sallie Read Hicks of record in Book 8512, page 745, said Register's Office for Davidson County, Tennessee which Quitclaim Deed conveyed a one-half (1/2) interest in the subject real property.

This is the same legal description as was used in the last deed of record.

This is unimproved property commonly known as Lot 15 of Middleton Subdivision, Nashville, Tennessee.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON)]
[ ]
[The actual consideration or value, whichever is greater for]
[this transfer is $0.00.]
[David C Talley]
[Affiant]
[Subscribed and sworn to before me this]
[14th day of February 1997.]
[J E Spruill]
[Notary Public]
[My Commission Expires: 10-12-99]
[ ]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 11th day of February, 1997.

Sallie Talley, Trustee
Sallie Talley, 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 Sallie Talley, Trustee, 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 at Nashville, Tennessee, this 11th day of February, 1997.

J E Spruill
Notary Public

My Commission Expires: 10-12-99

97 FEB 14 AM 9:26
FILED & RECORDED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
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