BOOK 10401 PG 640

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IDENTIF. & REFERENCE

97 APR -2 PM 1:07

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

This Instrument Prepared By and Returned To:
Hardeman & Scruggs, Attorneys at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Clydene Mildred Qualls 1513 Monticello Avenue Madison, TN 37115	SAME	Map 34-09 Parcel 19

We, Lori Jennifer Qualls, Ronald Christopher Qualls, Eric Cooper Qualls, and Tammy Michelle Qualls Shaffer, do hereby quitclaim, and by these presents do transfer and convey all of our right, title and interest unto Clydene Mildred Qualls, in and to a certain tract or parcel of land in Davidson County, State of Tennessee, which land is more particularly described as follows:

Land in Davidson County, Tennessee, being a part of Lots No. 28 and 30 on the Map of Bransford Realty Company's Alta Loma Subdivision, of record in Book 421, page 44, Register's Office for Davidson County, Tennessee, and more specifically that land in Davidson County, Tennessee, on a map prepared by N. G. Jenkins, Surveyor, dated May 29, 1954, described as follows:

Beginning at a point on the above mentioned Jenkins' Map called the "Point of Beginning" (this starting point is that point in the center of Monticello Avenue nearest to the corner of Lots No. 25, 26, 27, and 28 on the above mentioned Alta Loma Subdivision Map), and extending easterly 203 feet in the center line of Monticello Drive to a point; thence northerly 620 feet to an iron pin; thence westwardly 320 feet to a point in the center line of Monticello Drive; thence southerly in the center line of Monticello Drive 208 feet to a point; thence still in the center line of Monticello Drive southeasterly a distance of 462-1/2 feet to the starting point of "Point of Beginning". Monticello Avenue and Monticello Drive are one and the same street.

Included in the above description, but excluded therefrom is the following described property:

Being part of Lot No. 30 on the Map of Bransford Realty Company's Alta Loma Subdivision, of record in Book 421, page 44, Register's Office for Davidson County, Tennessee, and being described as Tract 1 on the unrecorded survey showing a division of a part of said lot for Clyde Loftis, made by N. G. Jenkins, Surveyor, dated April 4, 1959, as follows:

Beginning at a point in the center line of Monticello Drive or Avenue at the corner of Tracts 1 and 2, said point being north 3 deg. 30' east 142 feet, more or less, from a point in the center line of Monticello Drive, said point being at the corner of Tracts 3 and 4 and being north 21 deg. 20' west 462.5 feet, more or less, from the center line of Monticello Drive; thence with the line between Tracts 1 and 2, south 85 deg. 49' east 328.5 feet, more or less, to a point; thence north 2 deg. 45' west 64 feet, more or less, to an iron pin, the northeast corner of this tract; thence north 84 deg. 15' west 320 feet, more or less, to the center line of Monticello Drive; thence with the center line of same south 3 deg. 30' west 71 feet, more or less, to the point of beginning.

Being part of the same property conveyed to Clyde M. Loftis and wife, Thelma L. Loftis, by deed from Charles P. Stidham and wife, Bettie Stidham, of record in Book 2282, page 543, said Register's Office. Clyde M. Loftis died leaving Thelma L. Loftis as the surviving tenant by the entirety. Thelma L. Loftis has since died. Her Will was admitted to Probate in the Probate Court of Davidson County, Tennessee, (Docket 95P-1167) in Will Book 199, page 173, Probate Court Clerk's Office. The Will devised a life estate to Clydene Mildred Qualls with grantors herein being granted a remainder interest.

The purpose of this Deed is to divest grantors of any interest in the above described property and vest title in the name of Clydene Mildred Qualls.

This is improved property known as 1513 Monticello Avenue, Madison, TN 37115.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 24 day of March, 1997.

Lori Jennifer Qualls
LORI JENNIFER QUALLS

Ronald Christopher Qualls
RONALD CHRISTOPHER QUALLS

Eric Cooper Qualls
ERIC COOPER QUALLS

Tammy Michelle Qualls Shaffer
TAMMY MICHELLE QUALLS SHAFFER

STATE OF Tn
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, of said county, Lori Jennifer Qualls the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 10th day of March, 1997.

Notary Public

My Commission expires: My Commission Expires SEPT. 27, 1997

STATE OF VA
COUNTY OF Fauquier

Personally appeared before me, the undersigned notary public, of said county, Ronald Christopher Qualls the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 18 day of March, 1997.

Notary Public

My Commission expires: April 30, 2001

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, of said county, Eric Cooper Qualls the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 8 day of March, 1997.

Notary Public

My Commission expires: _____

My Commission Expires May 23, 1998

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STATE OF TENN
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned notary public, of said county, Tammy Michelle Qualls Shaffer within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 24th day of MARCH, 1997.

Dorothy J. Rasmussen
Notary Public

My Commission expires: 1-27-2001

NOTARY AT LARGE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 28 day of March, 1997.

Kathy Witcher
Notary Public

My Commission Expires: My Commission Expires SEPT. 26, 1998

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE