BOOK 10406 PG 154

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	MAP-PARCEL NUMBERS:
Vallean Hare & Rachel Ranellucci	Same	SEE
703 Powers Avenue		Property
Nashville, TN 37206		Descriptions

THIS INSTRUMENT WAS PREPARED BY:
Stan Allen, Attorney
Third Floor
207 Third Avenue, North
Nashville, TN 37201

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS LOVE AND AFFECTION AND NO MONETARY CONSIDERATION.

Stan Allen AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 1996.

Sheri Daniel Bates
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/30/98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

0291028

IDENTIFICATION REFERENCE

97 APR -4 PM 1:16

DAVIDSON COUNTY, TN.

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION (and no monetary consideration), Rachel Ranellucci, hereinafter referred to as Grantor, by these presents does hereby Quitclaim and convey unto Vallean Hare, her successors and assigns, hereinafter referred to as Grantee, but reserving to said Vallean Hare a life estate in the property hereafter described, the remainder interest of Grantor in the property hereafter described, to-wit:

5704 04/04 0101 01CASH 12.00

TRACT I

Land in the 11th Civil District of Davidson County, Tennessee, being the easterly part of Lot No. 12 of Block "A" on the Plan of Tillman's Subdivision No. 1, as of record in Book 1130, Page 29, Register's Office for said County, described according to survey made by E. R. Southgate, Surveyor, April 30, 1946, as follows:

Beginning on the westerly margin of Powers Avenue as the corner of Lot Nos. 11 and 12; thence with the line between said two lots westwardly 160 feet to the northeast corner of property conveyed to B.D. Cummings and wife, by deed from John C. Peterson and wife, of record in Book 1710, Page 245, said Register's Office; thence with Cummings' easterly line, southwardly 70 feet to the northwest corner of property conveyed to Beatrice Wise by deed from John T. Peterson and wife, of record in Book 1679, Page 245, said Register's Office; thence with Wise's northerly line, eastwardly 160 feet to the westerly margin of Powers Avenue; thence with said Avenue, northwardly 70 feet to the beginning.

Being the same property conveyed to Vallean Hare for life, with remainder interest to Rachel Ranellucci by Warranty Deed of Record in Book 10069, Page 941, Register's Office, Davidson County, Tennessee.

This is improved (X) property, known as 703 Powers Avenue, Nashville, TN 37206, MAP 83-7, PAR 113.

TRACT II

Being Lot No. 8 on the Plan of W.J. Myers Subdivision of part of Maxey's Addition of record in Plat Book 332, Page 66, Register's Office for Davidson County, Tennessee, described as follows

Said Lot No. 8 fronts 50 feet on the easterly side of Burns Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Vallean Hare for life, with remainder interesst to Rachel Ranellucci by Warranty Deed of Record in Book 10068, Page 941, Register's Office, Davidson County, Tennessee.

This improved property known as 2315 Burns Street, Nashville, TN 37216, Map 72-1, Par. 260.

TRACT III

Land in Davidson County, Tennessee being Lot No. 59 on the plan of Anderson Estates, not of record, described according to a survey made by Anderson and Gee, Surveyors, dated August 5, 1946, as follows:

Beginning at a point in the easterly margin of McArthur Drive; thence east 136 feet being the line between Lots 58 and 59 of said unrecorded plan; thence south 65 feet to a point; thence west 136 feet to a point; thence north 65 feet running with the margin of said McArthur Drive to the point of beginning.

Being the same property conveyed to Vallean Hare for life, with remainder interesst to Rachel Ranellucci by Warranty Deed of Record in Book 10068 Page 941, Register's Office, Davidson County, Tennessee.

This is improved (X) property, known as 323 McArthur Drive, Madison, TN 37115, Map 043, Par. 07-0.

TRACT IV

Being Lot No. 6 on the Plan of Richardson Subdivision, Block A, as of record in Book 2133, Page 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 75.3 feet on the southerly margin of Richardson Avenue, now West Kirland Avenue, and extends back between parallel lines 145.0 feet.

Being the same property conveyed to Vallean Hare for life, with remainder interesst to Rachel Ranellucci by Warranty Deed of Record in Book 10068, Page 941, Register's Office, Davidson County, Tennessee.

This is improved (X) property, known as 104 West Kirkland Avenue, Nashville, TN 37206, Map 072, Par. 02-0

IN WITNESS WHEREOF, I have hereto set my hand on this the 23rd day of May. 19 96.

Rachel Ranellucci
RACHEL RANELLUCCI, GRANTOR

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Sheri Daniel Bateman the undersigned Notary Public, in and for said County and State, the within named Vallean Hare the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of May, 1996.

Sheri Daniel Bateman
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires:

1/20/99