BOOK 10416 PG 989

FB 12
JUR

FROM: Robert W. Grace

AND

FROM: Stephen C. Baker, Trustee

TO: Stephen C. Baker, Trustee

TO: Robert W. Grace and wife, Marti S. Grace

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Robert W. Grace and wife,		Map 91-15
Marti S. Grace	SAME	Parcels
310 53rd Avenue North		119 and 120
Nashville, Tennessee 37209		

This instrument prepared by: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this the 2nd day of April, 1997.

NOTARY PUBLIC

My Commission Expires: My Commission Expires NOV. 27, 1999

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purposes of making a reconveyance to create a tenancy by the entireties, we, Robert W. Grace and wife, Marti S. Grace, by these presents to hereby quitclaim and convey unto Stephen C. Baker, Trustee, his successors and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to wit:

TRACT NO. I:
Land in Davidson County, Tennessee, being part of Block 12 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee.

Beginning at a point in the east margin of 53rd Avenue North, 45 feet south from the corner of 53rd Avenue North and Elkins Avenue; thence continuing south along said margin 45 feet to a point; thence east running between parallel lines 120 feet to the rear property line, measuring 45 feet thereon.

Tract No. I being the same property conveyed to Robert W. Grace, an unmarried person, by deed from Paul A. Picelli, an unmarried person, of record in Book 9538, page 402, said Register's Office.

TRACT NO. II:
Land in Davidson County, Tennessee, being part of Block 12 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, Page 18, said Register's Office.

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Beginning at a point in the east margin of 53rd Avenue North at the southeast corner of 53rd Avenue North and Elkins Avenue; thence continuing South along said margin, 45 feet to a point; thence East running between parallel lines and along the southerly margin of Elkins Avenue, 120 feet to the rear property line, measuring 45 feet thereon.

Tract No. II being the same property conveyed to Robert W. Grace by deed from Paul A. Picelli, of record in Book 9543, page 19, Register's Office for Davidson County, Tennessee.

This is improved property known as 310 53rd Avenue North, Nashville, Tennessee 37209.

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

And now, I, Stephen C. Baker, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Robert W. Grace and wife, Marti S. Grace, 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.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 2 day of April, 1997.

Robert W. Grace

Marti S. Grace

Stephen C. Baker, 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 Robert W. Grace and wife, Marti S. Grace, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 2nd day of April, 1997.

Marsha Williams
NOTARY PUBLIC

My Commission Expires: [illegible]

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 Stephen C. Baker, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 11th day of April, 1997.

Kenneth L. Rowe
NOTARY PUBLIC

My Commission Expires: 9/18/99

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IDENTIF. & REFERENCE

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REGISTER
DAVIDSON COUNTY, TN.

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