Box 35

BOOK 10475 PG 640

This Instrument Prepared By:
A. HARRISON JOHNSON, JR.,
Attorney at Law
213 Fifth Avenue, North
Nashville, Tennessee 37219

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brian W. Jackson and Ilene F. Berns | SAME | Map 92-16 Parcel 343 |
| (NAME) | (NAME) | |
| 3738 Whitland Avenue | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10.00.

Subscribed and sworn to before me, this the 29 day of May, 1997.

A. H. Johnson
Affiant

My Commission Expires: 11-10-97

Linda V. Jones
(Affix Seal) Notary Public

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

(FOR REGISTER'S USE)

QUITCLAIM DEED

THIS QUITCLAIM DEED dated this the 29th day of May, 1997, from **ILENE F. BERNS, a married woman**, whose address is 3738 Whitland Avenue, Nashville, Tennessee 37205 ("Grantor" herein), to A. Harrison Johnson, Jr., as Trustee only, and, thence, to **BRIAN W. JACKSON and wife, ILENE F. BERNS,** as tenants by the entireties, whose address is 3738 Whitland Avenue, Nashville, Tennessee 37205 ("Grantee" herein).

WITNESSETH: That for and in consideration of the love and affection which I have for my husband, Brian W. Jackson, and for other good and valuable considerations, including his liability to **SOUTHTRUST BANK OF TENNESSEE** (the "Bank" herein), under a certain Promissory Note, which is secured by a deed of trust to **George R. Archer, Jr.**, as Trustee thereunder, for the use and benefit of Bank, as Beneficiary thereunder, dated the 1st day of August, 1996, (the "Deed of Trust" herein) which Deed of Trust is of record in Book 10152, Page 896, Register's Office for Davidson County, Tennessee, and is an encumbrance upon the Property herein quitclaimed; I, **ILENE F. BERNS,** do hereby give, quitclaim and release the Property described on Exhibit A hereto attached unto **A. HARRISON JOHNSON, JR.,** as Trustee only for the sole purpose of creating a tenancy by the entireties in the said Property; and,

I, **A. HARRISON JOHNSON, JR.,** as Trustee only for the sole purpose of creating a tenancy by the entireties in the said Property, do hereby give, quitclaim and release the said Property described on Exhibit A unto **BRIAN W. JACKSON and wife, ILENE F. BERNS,** as tenants by the entireties.

This is improved Property, located at 1707 Division Street, Nashville, Davidson County, Tennessee 37203.

IN WITNESS WHEREOF, the Grantor and the Trustee have executed this QUITCLAIM DEED as of the day and year first above written.

**ILENE F. BERNS**

A. HARRISON JOHNSON, JR.,
as Trustee only

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda V. Jones, a Notary Public in and for the aforesaid County and State, ILENE F. BERNS, with whom I personally acquainted, and who acknowledged upon oath or affirmation that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of May, 1997.

Linda V. Jones
NOTARY PUBLIC [AFFIX SEAL]

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

MY COMMISSION EXPIRES: 11-10-97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda V. Jones, a Notary Public in and for the aforesaid County and State, A. Harrison Johnson, Jr., as Trustee only, with whom I personally acquainted, and who acknowledged upon oath or affirmation that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of May, 1997.

Linda V. Jones
NOTARY PUBLIC [AFFIX SEAL]

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

MY COMMISSION EXPIRES: 11-10-97

97 JUN -2 PM 3:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0310983
IDENTIF. ↑ REFERENCE

**EXHIBIT "A"**

Land in Davidson County, Tennessee, described as follows:

TRACT I: Land in the 3rd, formerly the 10th, Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 2 on the Map showing subdivision of Lots Nos. 130 and 131, O.B. Hays Plan of Small Lots, as of record in Book 547, page 40, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Division Street, formerly Shields of McTyeire Street, at the corner of Lots Nos. 1 and 2 of said subdivision; running thence westerly with the southerly margin of said street, 42 feet to the corner of Lots Nos. 2 and 3; thence southerly with the line between said two lots, 112 feet to the northerly margin of an alley; thence easterly with the northerly margin of said alley 39 2/3 feet to the westerly margin of another alley; thence northerly with the westerly margin of the last mentioned alley 2 2/3 feet to the corner of Lots Nos. 1 and 2; thence northerly with the line between said two lots, 112 feet, more or less, to the beginning.

TRACT II: Land in Davidson County, Tennessee, being Lot No. 3 on the Map showing the subdivision of Lots 130 and 131 in the O. B. Hayes First Plan of Small Lots, as of record in Book 547, page 40, Register's Office for said County.

SAID Lot No. 3 fronts 42 feet on the southeasterly side of Division, formerly Shields or McTyeire Street, and runs back 109 feet on the southwesterly line and 112 feet on the northeasterly line to a dead line on an alley and shows 40 2/3 feet on said alley.

Being the same property conveyed to Ilene F. Berns by deed of record in Book 10152, page 887, said Register's Office.

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