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IDENTIF. ✦ REFERENCE

97 JUN -6 AM 8:56

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 10483 PG 250

THIS INSTRUMENT PREPARED BY:
GIBSON & GREGORY
Suite 600, 200 Fourth Avenue, North
Nashville, Tennessee 37219

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Andrew Michael Jackson	New Owner	Map 83-01
1019 Granada Avenue		Parcel 171
Nashville, Tennessee 37206		

THIS QUITCLAIM DEED is executed by CARROLL C. RAMSEY, LESLIE E. WEBB, AVIS LENORA WEBB (hereinafter "Grantors") on the dates hereinafter reflected pursuant to Grantors' interest received from the Estate of Bassie Estelle Ramsey Russell.

W I T N E S S E T H:

WHEREAS, Grantors desire to convey their interest in a certain tract of land in Davidson County, Tennessee, and described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property") to Andrew Michael Jackson which Property was owned by J. W. Russell and wife, Bassie Russell by deed of record in Book 929, page 71, Register's Office for Davidson County, Tennessee;

WHEREAS, the said J. W. Russell and Bassie Russell having since died and J. W. Russell having predeceased his wife, Bassie Russell, the property was devised to Carroll C. Ramsey, Leslie E. Webb, Avis Lenora Webb, Naomi Ruth Gregory Achenbach and Sibyl Hortense Gregory Gibson by the Last Will and Testament of Bassie Estelle Ramsey Russell of record in Will Book 203, page 313, Probate Court Clerk's Office for Davidson County, Tennessee;

WHEREAS, the said Sibyl Hortense Gregory Gibson having since died and by her Last Will and Testament of record in Will Book 179, page 723, Probate Court for Davidson County, Tennessee, her interest was devised to her children, Mary Gibson Jackson and Andrew B. Gibson, Jr.;

WHEREAS, Grantors have received or will receive their respective share from the Estate of Bassie Russell, also known as Bassie Estelle Ramsey Russell, simultaneously with the execution of this deed;

WHEREAS, the Estate of Bassie Estelle Ramsey Russell has now been closed;

WHEREAS, Naomi Ruth Gregory Achenbach, Mary Gibson Jackson and Andrew B. Gibson, Jr., agreed to accept the Property as their share of the Bassie Estelle Ramsey Russell Estate;

WHEREAS, Naomi Ruth Gregory Achenbach, Mary Gibson Jackson and Andrew B. Gibson, Jr. have agreed to sell the Property to Andrew Michael Jackson; and

WHEREAS, Andrew Michael Jackson has asked the Grantors to execute this Quitclaim Deed to convey to him whatever right, title and interest they might have in the Property as a result of their share of the Estate of Bassie Estelle Ramsey Russell.

NOW, THEREFORE, Grantors, for and in consideration of the sum of TEN AND NO/100THS ($10.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto ANDREW MICHAEL JACKSON all of their right, title and interest in and to the Property.

This is improved property known as 1019 Granada Avenue, Nashville, Tennessee 37206.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on the dates set forth below.

Carroll Ramsey by Clovis Ramsey
Carroll C. Ramsey by
Clovis Ramsey, Attorney-in-Fact
pursuant to Power of Attorney
recorded simultaneously herewith

Leslie E. Webb
Leslie E. Webb

Avis Lenora Webb
Avis Lenora Webb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Clovis Ramsey, to me known (or proved tome on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Carroll C. Ramsey**, and who acknowledged that he executed the same as the free act and deed of Carroll C. Ramsey. Witness my hand and official seal this 29th day of May, 1997.

Rickey Shoulders
Notary Public

My Commission Expires: 10-23-2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Leslie E. Webb**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 29th day of May, 1997.

Rickey Shoulders
Notary Public

My Commission Expires: 10-23-2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Avis Lenora Webb**, 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 foregoing instrument for the purposes therein contained. Witness my hand and official seal this 29th day of May, 1997.

Rickey Shoulders
Notary Public

My Commission Expires: 10-23-2000

BOOK 10483 PG 252

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Leslie E. Webb
Affiant

Sworn to and subscribed before me this 29th day of May, 1997.

Rickey Shoulders
Notary Public

My Commission Expires: 10-23-2000

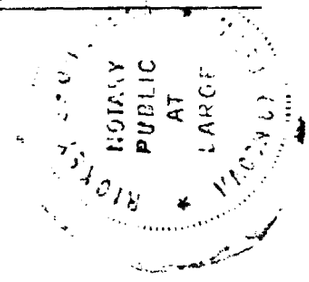


EXHIBIT "A"

Being the westerly half of Lot No. 20 on the Plan of W. H. Byronemus' Addition, as of record in Book 161, page 174, Register's Office for said County.

Said westerly half of Lot No. 20 fronts 50 feet on the northerly side of Bailey Avenue, and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to J. W. Russell and wife, Bassie Russell by deed of record in Book 929, page 71, Register's Office for Davidson County, Tennessee. The said J. W. Russell and Bassie Russell having since died and the said J. W. Russell having predeceased Bassie Russell, the property was devised to Carroll C. Ramsey, Leslie E. Webb, Avis Lenora Webb, Naomi Ruth Gregory Achenbach and Sibyl Hortense Gregory Gibson pursuant to the Last Will and Testament of Bassie Estelle Ramsey Russell of record in Will Book 203, page 313, Probate Court Clerk's Office for Davidson County, Tennessee. The said Sibyl Hortense Gregory Gibson having since died and pursuant to her Last Will and Testament of record in Will Book 179, page 723, Probate Court for Davidson County, Tennessee, her interest was devised to her children, Mary Gibson Jackson and Andrew B. Gibson, Jr.

CARROLL C. RAMSEY AND C.C. RAMSEY ARE ONE AND THE SAME PERSON.

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