This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
414 Union Street; Suite 1800
Nashville, TN 37219

983031
Box 35
(1)

QUITCLAIM DEED

BOOK 10489 PG 536

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Louis Ward, III and wife, Fannie Ward	(Same)	Map 104-16
(NAME) 1606 Linden Avenue	(NAME)	Parcel 363
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37212	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND OF NO CONSIDERATION, Nancy A. Cowan, by these presents do hereby quitclaim and convey unto Louis Ward, III and Fannie Ward successors and assigns, all her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the west one-half of Lot No. 52 on the Map of Belmont Land Company's Plan of Lots called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

Said part of said lot fronts 50 feet on the north side of Linden Avenue, and runs back between parallel lines, 169 feet to an alley.

Being the same property conveyed to Louis Ward, III and Fannie Ward, by deed from James M. Cayce and wife, Sara Elizabeth Cayce, of record in Book 3937, page 138, Register's Office for Davidson County, Tennessee, and inadvertently conveyed to Nancy A. Cowan by deed of record in Book 9826, page 724, Register's Office for Davidson County, Tennessee.

This is improved property known as 1606 Linden Avenue, Nashville, TN 37212

STATE OF Tennessee
COUNTY OF Davidson
Subscribed and sworn to before me this the 6th day of June 1997
The actual consideration for this transfer is $ NONE
Affiant
Lisha Thompson
Notary Public
My commission expires: 8/7/2000

LISHA THOMPSON NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN. Affix Seal

Witness our hand this 6th day of June, 1997, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

2041 06/11 0101 03CHECK 8.00

Nancy A. Cowan

97 JUN 11 PM 2:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

03150017
IDENTIF. ← REFERENCE

*STATE OF*_____
*COUNTY OF*_____

Personally appeared before me, _____, *a Notary Public in and for said County and State,* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained, and who further acknowledged that* _____ *is the* _____ *of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.*

Witness my hand, at office, this ____ *day of* _____, *19*____.

_____
Notary Public

*My Commission Expires:*_____

STATE OF_____
COUNTY OF_____

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and official seal, at office in _____, *this* ____ *day of* _____, *19*___.

_____
Notary Public

*My Commission Expires:*_____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Nancy A. Cowan, *the within named bargainor* ___, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that* she *executed the within instrument for the purposes therein*

Witness my hand and official seal, at office in Murfreesboro, Tennessee, *this* 6th *day of* June, *19*97

Lisha Thompson
Notary Public

LISHA THOMPSON
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

My Commission Expires: 6/2000