BOOK 10586 PG 346

This transfer is exempt from the Tennessee real estate recording tax pursuant to T.C.A. § 67-4-409(a)(3).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

John A. Beam, III
Affiant

Subscribed and sworn to before me this 28th day of August 1997.

Notary Public

My Commission expires: May 28, 1999

This instrument was prepared by:
John A. Beam, III, Esquire
1332 Eighth Avenue North
P.O. Box 80240
Nashville, TN 37208

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Nancy Zerelda Vardell, in Trust **1018 Fairwin Avenue** **Nashville, Tennessee 37216**	Same	72-9 1 386

2379 08/29 0101 03CHECK 12.00

QUIT CLAIM DEED

WHEREAS, EFFIE LEE VARDELL, a single person, is the current owner of record of the property described below (the "Property");

WHEREAS, EFFIE LEE VARDELL died intestate on June 6, 1997, and said property passed to her siblings in accordance with the laws of intestate succession;

WHEREAS, VIRGINIA VARDELL REGEN is one of the siblings of EFFIE LEE VARDELL, and an heir of EFFIE LEE VARDELL according to the laws of intestate succession, and has signed an affidavit attesting to her being a surviving heir, said affidavit being attached as Exhibit "A" to this quitclaim deed;

WHEREAS, the undersigned desires to assign and quitclaim her one-fifth undivided interest in the Property to THE VARDELL FAMILY TRUST.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Virginia Vardell Regen, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto THE VARDELL FAMILY TRUST, its heirs, successors and assigns, her entire right title and one-fifth undivided interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 71 on the Plan of Eakridge Subdivision of part of Franklin Property, as of record in Book 547, Page 52, Register's Office for said County.

97 AUG 29 AM 8:40
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
03426 50

SAID Lot No. 71 fronts 60 feet on the southerly side of Fairwin Avenue and runs back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to The Life Insurance Company of Virginia, by deed from J. Thomas Lawrence and wife, of record in Book 1072, Page 228, said Register's Office.

SAID conveyance of the above described property is made subject to restrictive covenants contained in deed from Martha I. Franklin Eakridge and husband to G. H. Callis and wife, dated June 3, 1926, of record in Book 692, Page 614, Register's Office for Davidson County,, Tennessee, to which reference is hereby given for a complete description of the said restrictive convenants.

BEING the same land conveyed to Effie Lee Vardell (deceasxd), from The Life Insurance Company of Virginia, a corporation of Richmond Virginia, by Deed of record in Deed Book 1133, Page 280, in the Register's Office for Davidson County, Tennessee

THIS improved property knows as: 1018 Fairwin Avenue, Nashville, Tennessee 37216

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

WITNESS my hand this 13 day of August, 1997.

Virginia Vardell Regen

Virginia Vardell Regen

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Virginia Vardell Regen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 13 day of August, 1997.

Regina M. Keith

Notary Public

My Commission expires: 9/27/97

BOOK 10586 PG 348

EXHIBIT "A"
AFFIDAVIT OF INHERITANCE

I, the undersigned, of Nashville, Tennessee being first duly sworn, depose and say:

(1) I am an adult and resident of Nashville, Davidson County, Tennessee.

(2) My sister, Effie Lee Vardell, died on June 7, 1997.

(3) At the time of her death, my sister was the owner of the real property located in the attached quitclaim deed. The undersigned being a sibling of the deceased, received a one-fifth undivided interest in said property in accordance with the laws of intestate succession.

(4) The actual consideration paid for this transfer is none ($0.00).

IN WITNESS WHEREOF, the Affiant has executed this Affidavit on the day and date set forth opposite her respective name.

August 13, 1997 — Virginia V. Regen
Date — Virginia Vardell Regen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me: Regina M. Keith, a Notary Public in and for said County and State, the within named VIRGINIA VARDELL REGEN, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13 day of August, 1997.

Regina M. Keith
Notary Public

My Commission Expires: 9/27/97