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This instrument was prepared from
information furnished by the parties hereto by:
J. E. Spruill, Attorney At Law
Woodmont Centre
104 Woodmont Boulevard
Suite 115
Nashville, Tennessee 37205
(615) 297-1568

BOOK 10618 PG 621

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Lynda R. Waller P.O. Box 90532 Nashville, TN 37209	SAME	Map 091-08-0 Parcel 267.00

Know all persons by these presents, that Alberta Waller, the sole beneficiary under the Estate of Lucille Katherine Keithon (hereinafter referred to as the "Grantor"), does hereby bargain, sell, quitclaim and convey unto Lynda R. Waller (hereinafter referred to as the "Grantee"), all of Grantor's right, title and interest in and to the following described real estate located in Nashville, Davidson County, Tennessee, and consisting of three (3) tracts to-wit:

Tract I:

Land in Davidson County, Tennessee, being Lot "A" of the Subdivision of Lots Nos. 3, 4, 5 and 6, County Lands, of record in Book 161, page 80, Register's Office for said County. Said Lot "A" fronts 19.3 feet on the West side of First Street, and runs back between converging lines 150 feet to a point in the Eastern margin of an alley.

Tract II:

Beginning at a point 300 feet from the Northwest corner of Michigan Avenue and First Street, and running Northwardly 25 feet on the western margin of said First Street; thence at right angles to said First Street, westwardly 150 feet to an alley; thence at right angles to said alley, Southwardly 25 feet on the eastern margin of said alley; thence at right angles to said alley, eastwardly 150 feet to the beginning, being 25 feet of the southern part of Lot 13 in Block "O" as per plan in Book 161, page 9, said Register's Office.

Tract III:

Being the Northern part of Lot 13 (not heretofore sold to Jim Martin by said County) of Block "O", of record in Book 161, page 9, Register's Office for said County. Beginning at said Jim Martin's Northeast corner, and running thence northwardly along the western margin of said First Street 11 feet; thence in a westerly direction 150 feet to the Northwest corner of said Block "O"; thence Southwardly along the Eastern margin of an 11 foot alley, about 25 feet to said Jim Martin's Northwest corner; thence along said Jim Martin's northern line 150 feet to the beginning.

Being the same property conveyed to Lucille Katherine Keithon by Quitclaim Deed from Alberta Waller of record in Book 5205, page 496, Register's Office for Davidson County, Tennessee.

The said Lucille Katherine Keithon has since died and her Last Will and Testament was filed for probate on September 18, 1997 in the Probate Court for Davidson County, Tennessee, No. 97P-1434 with Order of Probate being entered on September 18, 1997. All right, title and interest in and to the property conveyed herein passed at the death of Lucille Katherine Keithon, pursuant to her Last Will and Testament, to Alberta Waller.

This is improved property commonly known as 919 42nd Avenue, North, Nashville, Tennessee 37209.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19th day of September, 1997.

Alberta Waller

Alberta Waller

BOOK 10618 PG 622

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 Alberta Waller, 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 within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of September, 1997.

Notary Public

My Commission Expires: 10-12-99

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transaction is $0.

Affiant

Subscribed and sworn to before me
this the 19th day of September, 1997.

Notary Public

My Commission Expires: 10-12-99

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97 SEP 23 AM 11:21

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0351509