[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	] MAP-PARCEL NOS]
[John A. Irby, et ux	[	]135 12A 34CO]
[2063 Nashboro Blvd.	[SAME	]]
[Nashville, TN 37217	[	]]
[	[	]]

[This instrument prepared by: Waynick & Cate P.O.D]
[P.O. Box 148058, Nashville, TN 37214 (This instrument]
[prepared from information furnished by parties)]

Q U I T C L A I M D E E D

For and in consideration of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create fee simple absolute ownership in John A. Irby and wife, Mary J. Irby, formerly Mary J. Denton, as tenants by the entirety, I, Mary J. Irby, formerly Mary J. Denton, by these presents do hereby quit claim, grant and convey unto Andrew M.Cate, Trustee, his successors and assigns, all of our right, title and interest in the following described tract of land in Davidson County, Tennessee, to wit:

> Described land being a certain condominium in Davidson County, Tennessee, described as follows, to-wit:
>
> Unit No. 2063 and Garage Unit 2063G, in Nashboro Village Twelve Condominium a horizontal property regime, as shown on the plat of record in Book 4675, Page 121, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Mary J. Denton by Cash Deed for Tennessee from Secretary of Housing and Urban Development of record in Book 8602, Page 673, said Register's Office for Davidson County, Tennessee.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON)]
[ ]
[The actual consideration or value, whichever is greater for]
[this transfer is $ 0.00]
[ ]
[Mary J. Irby]
[Affiant]
[Subscribed and sworn to before me this]
[26 day of November, 1997.]
[ ]
[Charlotte A. Peden]
[Notary Public]
[My commission expires: 11/27/2001]

And now, I, the said Andrew M. Cate, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quit claim and convey unto John A. Irby and wife, Mary J. Irby, formerly Mary J. Denton, tenants by the entirety, all of my interest in the same property hereinabove described and set forth, to which reference is here made, and the interest in said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 26th day of December, 1997.

Mary J. Irby, formerly
Mary J. Denton

Trustee

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 Mary J. Irby, 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 26 day of November, 1997.

Notary Public
My Commission Expires: 11/27/2001

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 Andrew M. Cate, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26 day of November, 1997.

Notary Public
My Commission Expires: 11/27/2001

0374604
IDENTIFICATION REFERENCE
97 DEC -1 PM 12:35
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.
5104 12/01 0101 03CHECK