BOOK 10729 PG 103

THIS INSTRUMENT PREPARED BY: FRANKLIN D. BRABSON, Attorney At Law, 2806 Natchez Trace, Nashville, Tennessee 37212

THIS QUITCLAIM DEED IS BEING PREPARED BASED ON INFORMATION GIVEN TO THE PREPARER BY THE PARTIES.

QUITCLAIM DEED

Address New Owner(s)	Mortgagee	Map-Parcel Number(s)
Margaret W. Gaffney and Margaret L. Guyn 6304 Ramsgate Court Brentwood, TN 37027		Map 104-15 Parcel 384.00

Send tax bills to: Owners

3626 12/19 0101 01CASH 8.00

FOR AND IN CONSIDERATION of love and affection and no cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MARGARET P. FORSBERG, now GAFFNEY, sole survivor, ("Grantor") has bargained and ~~sold~~, and by these presents does transfer and convey unto MARGARET L. GUYN, my daughter, as joint tenants with right of survivorship with me, MARGARET W. GAFFNEY, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the east 1/2 of Lot No. 42, Plan of Belair, as of record in Book 332, Page 6, Register's Office for said County.
>
> Said part of Lot No. 42 fronts 50 feet on the south side of Westwood Avenue and runs back between parallel lines, 192 feet to a dead line.
>
> Being the same property conveyed to Lelia V. Reese, Dovie W. Arnett and Margaret P. Forsberg by deed from Leslie G. Reuther and wife, Laura D. Reuther, of record in Book 4482, Page 982, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2511 Westwood Avenue, Nashville, Tennessee.

William C. Gaffney hereby bargains, sells, transfers and conveys all interest, if any he may have, in said property to said joint tenants.

0382342
IDENTIF. & REFERENCE

~~TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs {successors} and assigns, forever. Grantor covenants that, subject to the~~ fail matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs and representatives {successors}, to warrant and forever defend the title to said land to Grantees, their heirs {successors} and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS my hand this 14th day of August, 1997, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Margaret Gaffney
MARGARET GAFFNEY, formerly
MARGARET P. FORSBERG

William C. Gaffney
WILLIAM C. GAFFNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Margret Gaffney, formerly Margaret P. Forsberg and William C. Gaffney, the within bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of August, 1997.

Velma Bagsby
NOTARY PUBLIC

VELMA BAGSBY NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My commission expires: 5-3-2000.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $-0-.

Margaret Gaffney
Affiant

SHERI M. ROWETT NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Sworn to and subscribed before me this 14 day of August, 1997.

Sheri M Rowett
NOTARY PUBLIC
My commission expires: 5-17-99.