BOX 25-B

QUITCLAIM DEED

BK/PG 10808/26

State of Tennessee }
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is $75,000.00

Affiant

Sworn to and subscribed before me this 23 day of Feb, 1998

NOTARY PUBLIC

My Commission expires 9-26-98

This instrument prepared by:

Robert F. Spann, Attorney
15th Floor, First American Center
Nashville, TN 37238-1545

ADDRESS-NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Howard W. Anderson, etal	Same	Map 117-16
P.O. Box 40048		Parcel 188
Nashville, TN 37204		

FOR AND IN CONSIDERATION of no monetary consideration, and other good and valuable consideration, and for the express purpose of creating a tenancy-in-common between Howard W. Anderson and Mark H. Anderson, **we, Wayne Bryant, as to a one-half interest, Howard W. Anderson, as to a one-third interest and Mark H. Anderson, as to a one-sixth interest** do hereby quitclaim and convey to **Robert F. Spann**, Trustee, his heirs and assigns, all of our right, title and interest in and to the following described tract of land:

TRACT NO. 1
Land in Davidson County, Tennessee, being Lots No. 31 and the easterly 42 feet of Lot No. 32 on the Map of S. F. & C.D. Morrow's Subdivision of Lot Nos. 38, 39 and 37 in McNairy's Subdivision, as of record in Book 332, page 86, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 and the easterly 42 feet of Lot No. 32 adjoin and together front 92 feet on the southerly side of Morrow Street and run back between parallel lines 211 feet, more or less, to the center of an alley, this being part of the same property described and conveyed by deed in Book 651, page 185, said Register's Office.

TRACT NO. 2
Land in Davidson County, Tennessee, being the westerly 8 feet of Lot No. 32 on the Map of S. F. & C. D. Morrow's Subdivision of Lots Nos. 38, 39 and part of Lot No. 37 in McNairy's Subdivision, as of record in Book 332, page 86, Said Register's Office.

Said Part of Lot No. 32 fronts 8 feet on the southerly side of Morrow Avenue, and runs back between parallel lines 210.5 feet to the center of an alley.

Both Tracts 1 and 2 being the same property conveyed to Wayne Bryant, as to a one-half (1/2) interest, Howard W. Anderson as to a one-third (1/3) interest and Mark H. Anderson, as to a one-sixth (1/6) interest, from Robert F. Spann, Trustee, of record in Book 10162, page 523, Register's Office for Davidson County, Tennessee.

This is property known as 1113 Morrow Avenue, Nashville, TN 37204. 7352 02/25 0101 03CHECK 289.50

And now I, the said **Robert F. Spann**, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey to **Howard W. Anderson, as to a two-thirds (2/3) interest and Mark H. Anderson as to a one-third (1/3) interest**, as tenants-in-common, their successors and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Witness my hand, this 24 day of Feb, 1998.

Wayne Bryant

Mark H. Anderson

Howard W. Anderson

Robert F. Spann, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Wayne Bryant, Howard W. Anderson and Mark H. Anderson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 23 day of February, 1998.

NOTARY PUBLIC

My Commission Expires: 9-26-98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, **Robert F. Spann**, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 24 day of Feb., 1998.

NOTARY PUBLIC

My Commission Expires: 11/27/99

0404395
IDENTIFICATION REFERENCE
98 FEB 25 AM 8:11

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10808 PG 28

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

02/25/98 01 08:12 0001 7352

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

040395
IDENTIF. & REFERENCE

98 FEB 25 AM 8:11

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 1257825