BOOK 10884 PG 149

This Instrument Prepared By:
Mark A. Ellmore
Suite C, 388 Harding Place
Nashville, Tennessee 37211

3410 04/13 0101 03CHECK 8.00

QUITCLAIM DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration the receipt of which is hereby acknowledged, we, Ava A. Provance and Carla S. Thomas, both unmarried, with the express purpose of making a conveyance to create a fee simple, by these presents do hereby quitclaim and convey to Mark A. Ellmore, Jr., Trustee, all of our right, title and interest in and to the following described tract of land to wit:

Land in Davidson County, Tennessee, being Lot NO. 165 on the plan of Kenilworth Estates, Section Four, of record in Book 3300, page 34, 35 and 36, Register's Office for said County.

Said Lot No. 165 fronts 70.00 feet on the broken southerly margin of Eisenhower Drive and extends back 210.7 feet on the easterly line and 193.5 feet on the westerly line to a broken line in the rear, measuring 64.1 feet thereon.

Being the same property conveyed to Ava A. Provance and Carla S. Thomas, as joint tenants with right of survivorship by deed from Jean M. Stoner, a single person of record in Book 8780, page 957, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a Deed of Trust of record in Book 8780, page 959, Register's Office for Davidson County, Tennessee and a UCC-1 of record in Book 9028, page 101, Register's Office for Davidson County, Tennessee.

This instrument was prepared from information furnished by the parties.

This is improved property known as 257 Eisenhower Drive, Nashville, TN 37211.

And now, I, the said Mark A. Ellmore, Jr., Trustee for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all my right, title and interest I hold as Trustee as follows to Ava A. Provance, uunmarried.

WITNESS my hand and seal on this 9th day of April, 1998.

Ava A Provance
AVA A. PROVANCE

Carla S. Thomas
CARLA S. THOMAS

Mark A Ellmore Trustee
MARK A. ELLMORE, TRUSTEE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
98 APR 13 PM 3:51

IDENTIFICATION REFERENCE
0424908

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 Ava A. Provance and Carla S. Thomas, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this the 9th day of April, 1998.

1-20-99
My commission expires:

Notary Public

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 Mark A. Ellmore, Jr., Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of April, 1998.

3/23/2002
My commission expires:

Lynda Kaye Jones
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I do hereby certify that the actual, true, and correct consideration or value, whichever is greater, for this transfer is $0.00, which is paid for the property herein conveyed.

Affiant

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 MARK A. ELLMORE JR., the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of April, 1998.

3/23/2002
My commission expires:

Lynda Kaye Jones
Notary Public

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL
Ava A. Provance	First Republic Mortgage Corp.	
257 Eisenhower Drive	6012 Wilmington Pike	134-13-078
Nashville, TN 37211	Dayton, Ohio 45459	