BOOK 10990 PG 180

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
Denise C. ALLIS, TRUSTee	MAP 81-16 PARCEL 615.00
333 Gallatin Rd S.	
Madison Tn 37115	
SEND TAX BILLS TO:	
SAME	

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STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSACTION, THIS 22 DAY OF FEBRUARY, 1998.

Denise C. Allis, Trustee
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 22 DAY OF FEBRUARY, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-19-99

NOTARY PUBLIC STATE OF TENNESSEE

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt and sufficiency of which are hereby expressly acknowledged, I, JAMES FLINT, UNMARRIED hereinafter referred to as GRANTOR, do hereby quitclaim and convey unto DENISE C. ALLIS, TRUSTEE, WITH FULL POWER TO BARGAIN, SELL OR CONVEY WITHOUT THE NECESSITY OF JOINDER OF ANY BENEFICIARY UNDER THE CERTAIN TERMS AND CONDITIONS BELOW-STATED, her successors, heirs and assigns, all of my right, title and interest in and to three certain tracts of land in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A" attached hereto, which Exhibits are incorporated herein by reference.

This is improved property known as 1030 11TH AVENUE NORTH, NASHVILLE, TN.

SAID PROPERTY is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

DENISE C. ALLIS, TRUSTEE, is holding the property as Trustee for the following use and benefit, pursuant to a foreclosure by Leland D. Watts of his first mortgage lien by and through the Substitute Trustee, Thomas E. Stewart, holding the foreclosure:

1. By his acceptance of the herein Quitclaim Deed, if Leland D. Watts bids the property in at foreclosure, Mr. Watts agrees that he will not claim any deficiency against the estate of Katie Flint, deceased, the Grantor herein or any of the heirs of the decedent, Katie Flint;
2. In the event Charles Summers is the successful bidder, or any other person related either by blood or marriage to the decedent, Katie Flint, any excess, if any, is to be paid to the estate of Katie Flint, deceased, and the Trustee, Denise C. Allis, is to transfer the property which is the subject of the herein Quitclaim Deed to Charles Summers, for his own use and benefit, for the sum of $1.00;
3. In the event any person other than Leland D. Watts or Charles Summers, or any other relative of the decedent by blood or marriage, bids more than the indebtedness owed to Leland D. Watts, including foreclosure fees, taxes and insurance due and owing at foreclosure, the excess is to be paid to the estate of Katie Flint, deceased, and the Trustee, Denise C. Allis, is directed to transfer the interest herein conveyed to said third party at a value equal to forty (40%) percent of the total value of the property as published by the Davidson County ~~Tax~~ Assessor, which 40% is to be paid to the Grantor herein;
4. As further consideration for the execution of the herein Quitclaim Deed, Grantor hereby releases the herein property and this specific asset of the said estate from any and all marital and decedent estate claims of any kind Grantor may have against the decedent's estate, including but not limited to one year support which may be due to Grantor; homestead, redemption (statutory or equitable) or any and all other claims whatsoever Grantor may have against the estate of Katie Flint, deceased; however, Grantor reserves the right to make a claim against any excess paid at foreclosure as stated in item 2 and 3 above and further, to receive Grantor's share of any excess paid at foreclosure by any third party over and above the amount of indebtedness owed to Leland D. Watts.
5. The Grantor in reality does not expect there to be any bidders to bid above Leland D. Watts or Charles Summers.

WITNESS my hand this 22 day of Feb, 1998

James Flint

JAMES FLINT

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES FLINT, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 4th day of FEB, 1998.

notary public

My commission expires: 2-28-2000

EXHIBIT 'A'

Being the north 25 feet of Lot No. 30 on the Plan of Dr. B.W. Hall's Addition to Nashville, as of record in Book 17, page 261, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 25 feet on the easterly side of 11th Avenue North, formerly Cumberland Street, and runs back between parallel lines, along the southerly margin of an alley 152 feet to an alley in the rear.

Being the same property conveyed to Katie Flint by Warranty Deed from Leland D. Watts and wife, Winnifred A. Watts, of record in Book 8878, page 962, Register's Office for Davidson County, Tennessee. The said Katie Flint having since died, the property vested in her surviving husband, James Flint, and her surviving children, Richard West, Thomas West, Vickie Satterfield, Joe Leslie Henderson, Willie Covington, Emmie Tardy, Delsie Palmer and Georgia Wood.

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