This Instrument Prepared By:
Tommy C. Estes
MANIER & HEROD,
A Tennessee Professional Corporation
2200 First Union Tower
150 Fourth Avenue North
Nashville, Tennessee 37219
615-742-9315

Box 21-B

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.:
Mary Ellen Shean	Mary Ellen Shean	Map - 130
1030 Chancery Lane	1030 Chancery Lane	Group - 14
Nashville, TN 37215	Nashville, TN 37215	Parcel - 52

FOR AND IN CONSIDERATION of One Dollar ($1.00) the receipt of which is acknowledged, Albert W. Shean, III, by these presents and for the purpose of vesting his spouse, Mary Ellen Shean, with title in fee simple to the property described herein, does hereby quitclaim and convey unto Mary Ellen Shean, her successors and assigns, all of his right, title and interest in and to the following described tract of land located in Davidson County, Tennessee:

> Being Lot No. 6 on the Plan of Chancery South, of record in Plan Book 5200, page 452, Register's Office for said County.
>
> Said Lot No. 6 fronts 217.931 feet on the easterly margin of Chancery South and extends back 349.29 feet on the northerly line and 368.33 feet on the southerly line, to a line on the rear on which it measures 217.00 feet.
>
> Being the same property conveyed to Albert W. Shean, III and wife, Mary Ellen Shean by deed from Town Properties, Inc., a Tennessee Corporation/Union Financial Corporation, a Tennessee Corporation, a Joint Venture and Belle Meade Properties, II, a Joint Venture composed of Union Financial Corporation and Town Properties, Inc., Tennessee Corporations, of record in Book 5947, page 16, Register's Office for Davidson County, Tennessee.

The legal description and state of the title have been furnished to the draftsperson from the record. The draftsperson assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deed conveying the interest in said property to Grantor and Grantee. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 25 day of June, 1998.

Albert W. Shean III
Albert W. Shean, III
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for said County and State, Albert W. Shean, III, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 25th day of June, 1998.

Tommy L. Cobb
Notary Public
My Commission Expires: 07/19-00

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(3)(A).

0455209
IDENTIF. ↑ REFERENCE

98 JUN 25 PM 3:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

#70704

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