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This Instrument Prepared By:
A. HARRISON JOHNSON, JR.,
Attorney at Law
213 Fifth Avenue, North
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nobie Warren Jones	SAME	Map 173, parcel 85
(NAME)	(NAME)	
2101 Matrena Drive	SAME	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Dayton, OHIO 45431		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

STATE OF OHIO)
COUNTY OF GREENE)

The actual consideration or value, whichever is greater, for this transfer is $ 181,600.00

July ~~May~~ Subscribed and sworn to before me, this the 8th day of July, 1998.

98 JUL 20 PM 2:14

0464389

IDENTIFICATION REFERENCE

Nobie Warren Jones
Nobie Warren Jones Affiant

My Commission Expires: No expiration date.

James Dudley Zachritz
(Affix Seal) Notary Public

James Dudley Zachritz, Notary Public
In and for the State of Ohio
My Commission has no expiration date

(FOR REGISTER'S USE)

QUITCLAIM DEED

THIS QUITCLAIM DEED dated this the 8th day of ~~May~~ July, 1998, from Nobie Warren Jones, as Executrix under the Will of John Jones, Jr. ("Grantor" herein), to A. Harrison Johnson, Jr., as Trustee only for the purpose of creating a fee simple ownership in the Property in Nobie Warren Jones, individually, and her heirs, administrators, successors and assigns (as "Grantee" herein).

WITNESSETH: That John Jones, Jr., deceased, did die in Greene County, Ohio, on the 5th day of May, 1997, and Nobie Warren Jones, his wife, was appointed Executrix of his Estate, according to the deceased's wishes, as expressed in his Last Will and Testament; and under the said Last Will and Testament, the said Nobie Warren Jones is the sole heir and devisee of the Estate of John Jones, Jr.,

deceased. And, the said Last Will and Testament has been filed for probate in the Probate Court for the County of Greene, State of Ohio, in Case No. 30527; and the said Estate of John Jones, Jr., deceased, is about to be closed in said Court for said County and State. And the said John Jones, Jr., died owning an interest in real property in Nashville, County of Davidson, State of Tennessee, as described below. And, the said Executrix has filed for an Ancillary Probate of the said Last Will and Testament, in the Probate Court of Davidson County, Tennessee, in Case No. 97P1392. And, she has been appointed Executrix under the said Last Will and Testament, for ancillary probate in Nashville, Davidson County, State of Tennessee. And, the said ancillary probate of the Estate of John Jones, Jr., deceased, is about to be closed in said Probate Court for Davidson County, Tennessee. And, for the purpose of closing the said Estate, and providing evidence of chain of title, the said Executrix now desires to quitclaim and assign all of her right, title and interest in and to the said Property unto Nobie Warren Jones, and to her heirs, administrators, successors and assigns.

NOW, THEREFORE, for and in consideration of TEN ($10.00) DOLLARS and for other good and valuable considerations, each to the other paid, receipt whereof is hereby acknowledged by both of us; I, Nobie Warren Jones, as Executrix under the Last Will and Testament of John Jones, Jr. ("Grantor" herein), do hereby give, quitclaim and release unto A. HARRISON JOHNSON, JR., as Trustee only (and to his successors and assigns) for the sole purpose of creating a one-half undivided interest in the fee simple ownership in the following described Property:

A tract of land in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, being Lot No. 5 and part of Lot No. 4, on the Plan of the Samuel Kimbro property, marked Bush and Jones on said Plan, as of record in Plan Book No. 1, page 82, Chancery Court at Nashville, but called Lot No. 4 in deeds, described as follows:

Beginning in the center of Mill Creek in the south line of said tract of land; thence west 24 poles to a sycamore the S.W. corner of the said tract; thence N. 1-1/2° E. 132.68 poles to a white oak, the N.W. corner of said tract; thence N. 89-1/4° E. 89-1/4 poles to a stone; thence S. 1/4° W. 9-1/4 poles to a stone; thence S. 89-3/4° E. 86.84 poles to a stake and hickory; thence S. 1° W. 30 poles to the center of said Creek; thence with the center of said creek, S. 76° W. 18 poles, S. 69-1/4° W. 18 poles, S. 57-1/4° W. 22 poles, S. 76 3/4° W. 15 poles, S. 56° W. 20 poles, S. 51° W. 60 poles, S. 39° W, 30 poles to the beginning, containing, according to said plan, 82.8 acres, called in the deeds 83 acres 101 poles.

Being the same property conveyed to John Jones, Jr. and David F. Jones by Warranty Deed from John Jones, Sr., of record in Book 2144, page 461, Register's Office for Davidson County,

Tennessee. The said David F. Jones having since died testate, having devised his interest in the property to his wife, Ann R. Jones, in Will Book 169, page 208, Probate Court of Davidson County, and recorded in Book 7968, page 864, Register's Office for Davidson County, Tennessee. The said Ann R. Jones having since quitclaimed her interest in the property to the Ann R. Jones as Trustee of the Declaration of Living Trust of Ann R. Jones dated November 3, 1993, by Quitclaim Deed of record in Book 9164, page 942, Register's Office for Davidson County, Tennessee.

The above described Property is subject to any easements, restrictions, or any other encumbrance and accurate survey or title report may find.

This is ( )improved/ ( )unimproved Property, located at 1944 Old Hickory Blvd, Nashville, Davidson County, Tennessee 372__.

And I, **A. HARRISON JOHNSON, JR.**, as Trustee only and for the sole and only purpose of creating a one-half undivided interest in the fee simple ownership in the said described Property in Nobie Warren Jones, do hereby quitclaim and release all of my right, title and interest in and to the said Property (which is a one-half undivided interest in the fee simple) unto the said Nobie Warren Jones, and to her heirs, administrators, successors and assigns (as "Grantee" herein).

IN WITNESS WHEREOF, the Grantor and the Trustee have executed this QUITCLAIM DEED as of the day and year first above written.

THE ESTATE OF JOHN JONES, JR.

By: Nobie Warren Jones
Nobie Warren Jones, Executrix

A. HARRISON JOHNSON, JR.,
as Trustee only Trustee

[The legal description of the Property is derived from the deed referred to in the derivation clause. The draftsman claims no responsibility for the accuracy thereof.]

STATE OF OHIO)
COUNTY OF GREENE)

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Personally appeared before me, James Dudley Zachritz _____, a Notary Public in and for the aforesaid County and State, Nobie Warren Jones, Executrix of the Estate of John Jones, Jr., deceased, with whom I personally acquainted, and who upon oath, acknowledged herself to be the Executrix of the Estate of John Jones, Jr., deceased, the within named bargainor, and that she as such Executrix of the within named bargainor , being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the said Estate, the bargainor, by herself as Executrix of the bargainor, for and on behalf of the bargainor.

Witness my hand and seal, at office in Xenia, Ohio, this the 8th day of May, 1998.

James Dudley Zachritz

NOTARY PUBLIC [AFFIX SEAL]

James Dudley Zachritz, Notary Public
In and for the State of Ohio
My Commission has no expiration date

MY COMMISSION EXPIRES: No expiration.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for the aforesaid County and State, A. Harrison Johnson, Jr. (as Trustee only), with whom I personally acquainted, and who acknowledged upon oath or affirmation that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17 day of May, 1998.

Della R. Shields

NOTARY PUBLIC [AFFIX SEAL]

MY COMMISSION EXPIRES: 01/26/02

JONESNOB.QCD

5622 07/20 0101 03CHECK 686.70

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
181000.00
CON TX 669.70
PRFEE 1.00
WDEED 16.00
TOTAL 686.70
CHECK 686.70

07/20/98 01 14:16 0001 5622

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0464389
IDENTIF. & REFERENCE

98 JUL 20 PM 2:14

No. 1321301