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BOOK 11029 PAGE 489

This instrument prepared by:
SHERRARD & ROE, PLC (GGG)
424 Church Street, Suite 2000
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Sister Mary Ambrose	New Owner	103-12
Saint Cecilia Congregation		190.00
801 Dominican Drive		
Nashville, TN 37228		

WHEREAS, Daphine Sprouse died on August 3, 1996, and her Last Will and Testament was filed of record in Will Book 208, page 118, Probate Court Clerk's Office for Davidson County, Tennessee (the Will"); and

WHEREAS, pursuant to the terms of the Will, Dr. Sprouse's home, located at 307 North Wilson Boulevard, Nashville, Tennessee (the "Property"), was devised to Saint Cecilia Congregation; and

WHEREAS, Gail G. Greenfield was appointed Administratrix C. T. A. of Dr. Sprouse's estate on July 23, 1997, and the Administratrix C. T. A. now desires to establish a clear chain of title to the Property.

NOW, THEREFORE, FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, which is hereby acknowledged, Gail G. Greenfield, Administratrix C. T. A. of the estate of Daphine Sprouse, deceased (the "Grantor"), does hereby quitclaim, transfer and convey all of Daphine Sprouse's right, title and interest in and to the Property to Saint Cecilia Congregation (the "Grantee"). The Property is a certain tract or parcel of land in the County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 21 of Block "F," on the Plan of Cherokee ParK, Section One, as of record in Book 547, pages 169 and 170, Register's Office for Davidson County, TN.

Said Lot No. 21 fronts 60 feet on the westerly side of Wilson Avenue and runs back 140 feet on the northerly line and 140.20 feet on the southerly line to a dead line, measuring 67.46 feet thereon.

Being the same property originally conveyed to Magdalene Denis and Hazelle Shepherd from Karl A. Buschmann and wife, Lucy A. Buschmann, by deed dated July 14, 1959, of record in Book 93, page 499, Register's Office for Davidson County, Tennessee, and subsequently quitclaimed by Daphine Sprouse to herself in order to establish her ownership of the Property, by quitclaim deed dated May 21, 1996, of record in Book 10061, page 734, said Register's Office.

IN TESTIMONY WHEREOF, GRANTOR has executed this deed effective as of the 12th day of April, 1998.

ESTATE OF DAPHINE SPROUSE

Gail G. Greenfield, Admin.

Gail G. Greenfield, Administratrix C. T. A.

0465127
IDENTIF. & REFERENCE

98 JUL 21 PM 3:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

162504.01 3862-0001

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Gail G. Greenfield, Administratrix C. T. A. of the estate of Daphine Sprouse, deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 21 day of July, 1998.

Sherri L. Goins
Notary Public

My Commission Expires: 7/3/99

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $-0- and no other monetary consideration.

Gail G. Greenfield
Affiant

Sworn to and subscribed before me
this 21st of July, 1998.

Sherri L. Goins
Notary Public

My Commission Expires: 7/3/99

6419 07/21 01:01 CHECK 10.00

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