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THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville TN 37075

THE PREPARER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE DESCRIPTION OR THE STATUS OF THE TITLE OF THE PROPERTY. THIS DOCUMENT HAS BEEN PREPARED BASED ONLY UPON INFORMATION FURNISHED TO THE PREPARER.

QUITCLAIM DEED TO CREATE JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

98 JUL 29 AM 9:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0467876

New Owner:

JAMES EVAN FUSSELL and wife, ANN TERRELL FUSSELL
6322 Chickering Woods Drive
Nashville TN 37215

Send Tax Bills To:

JAMES EVAN FUSSELL

Map & Parcel:

158-040-A

FOR AND IN CONSIDERATION of the love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to me and **ANN TERRELL FUSSELL** to create a joint tenancy with the right of survivorship, I, **JAMES EVAN FUSSELL**, by these presents do hereby quitclaim and convey unto **RONALD B. BUCHANAN, *TRUSTEE***, his successors and assigns, the following described tract or parcel of land, to-wit:

> Land in Davidson County, Tennessee, being Unit A of Lot No. 6 on the Plan of Chickering Woods, of record in Book 6250, Page 380, and amended in Exhibit "D" to the Master Deed for Chickering Woods of record in Book 6521, Page 647, Register's Office for said county, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to James Evan Fussell by deed of record in Book 9244, Page 793, Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 6322 Chickering Woods Drive, Nashville, Tennessee 37215.

And now, I, the said, **RONALD B. BUCHANAN, *TRUSTEE***, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **JAMES EVAN FUSSELL and wife, ANN TERRELL FUSSELL**, as joint tenants with the right of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made,

and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 23 day of July, 1998.

James Evan Fussell
JAMES EVAN FUSSELL

Ronald B. Buchanan, Trustee
RONALD B. BUCHANAN, TRUSTEE

STATE OF TENNESSEE
COUNTY OF Sumner

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is no dollars ($-0-), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ronald B. Buchanan
AFFIANT

Sworn to and subscribed before me on this the 24 day of July, 1998.

James Russell
NOTARY PUBLIC

My Comm. Expires: 7/25/2000

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, JAMES EVAN FUSSELL, 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 foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Davidson County, Tennessee, on this the 23 day of July, 1998.

Cheryl L. Lankford
NOTARY PUBLIC

My Comm. Expires: May 26 2002

5371 07/29 0101 03CHECK 14.00

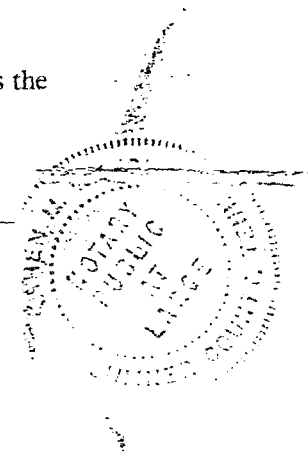
STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, RONALD B. BUCHANAN, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 24 day of July, 1998.

Dawn Mebelle
NOTARY PUBLIC

My Comm. Expires: 7/25/2001



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