BOOK 11199 PAGE 458

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PREPARED BY AND RETURN TO:
Jeffrey Rappuhn
Willis & Knight
215 Second Avenue, North
Nashville, TN 37201
Telephone: (615) 259-9600

PICK-UP

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Helen A. Ackerman and Patrick H. Waggoner, Trustees of the Helen A. Ackerman Living Trust 4203 Belmont Boulevard Nashville, Tennessee 37215	Same	Map 103.3 Parcel 255

KNOW ALL MEN BY THESE PRESENTS, that **William P. Ackerman** and wife, **Helen A. Ackerman**, ("Grantors"), for love and affection (and no monetary consideration), the receipt and sufficiency of which are hereby acknowledged, for the purpose of destroying the tenancy by the entirety that now exists between Grantors, do hereby quitclaim and convey all of their right, title and interests unto **Helen A. Ackerman and Patrick H. Waggoner, Trustees of the Helen A. Ackerman Living Trust** under agreement dated November 6, 1998, ("Grantee"), with full power and authority to sell, transfer, exchange, convey and encumber, by Deed of Trust or otherwise, without joinder by or disclosure of the beneficiaries of the trust, and without liability on the part of third persons dealing with **Helen A. Ackerman and Patrick H. Waggoner**, as Trustees, to look to the proper disposition of the proceeds arising from any such transaction, to hold such interest in the following described real estate located in Davidson County, Tennessee, to-wit:

See Exhibit A attached and incorporated herein by reference.

Being the same property conveyed to Grantors by deed of record in book 3701, page 175, Register's Office for said County,

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

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unimproved ( )
This is improved (X) property, known as 4905 Nebraska Avenue
(House Number) (Street) (P.O. Address)

Nashville, Tennessee 37209
(City or Town) (Postal Zip)

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 6th day of November, 1998.

William P. Ackerman
William P. Ackerman

Helen A. Ackerman
Helen A. Ackerman

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **William P. Ackerman**, known to me to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 16th day of November, 1998.

Gail Smith Bradford
Notary Public

GAIL SMITH BRADFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires JAN. 27, 2001

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Helen A. Ackerman**, known to me to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 6th day of November, 1998.

Gail Smith Bradford
Notary Public

GAIL SMITH BRADFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires JAN. 27, 2001

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $-0-.

Patrick H. Waggoner
Affiant

Subscribed and sworn to before me, this
the 6th day of November, 1998.

Gail Smith Bradford
Notary Public

GAIL SMITH BRADFORD NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:
PUBLIC
AT
LARGE

My Commission Expires JAN. 27, 2001

NOTE TO REGISTER'S OFFICE: This conveyance destroying a tenancy by the entirety is exempt from the payment of the privilege tax under T.C.A. § 67-4-409(a)(3)(A).

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EXHIBIT A

Being the westerly 15 feet of lot No. 2, all of lot No. 3 and the easterly 35 feet of lot No. 4 of Block 21, on the plan of the unrecorded portion of Sylvan Park.

Said part of lot No. 2, all of lot No. 3 and part of lot No. 4 front together 100 feet on the southerly side of Nebraska, formerly 8th Avenue and run back between parallel lines 160 feet to an alley.

Being part of the property conveyed to Floyd W. Humphrey and wife, Amanda Humphrey, by deed from J. E. Grimes and wife, of record in book 1725, page 316, Register's Office for said County.

This conveyance is made subject to an easement for a sewer.

The Nashville Bank and Trust Company, the lawful owner and holder of the indebtedness secured by deed of trust executed by Floyd W. Humphrey and wife to Albert H. Thomas, Trustee, dated June 3, 19__, and of record in book 1707, page 351 of the Register's Office of Davidson County, Tennessee joins in this conveyance solely for the purpose of releasing, and does hereby release and discharge, the lien of said deed of trust as to the land hereinabove described, the said lien of said deed of trust to be otherwise unimpaired and unaffected.

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