mail

This Instrument Prepared By:
BOTTORFF, KAVIN & COOK, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

PREPARED FROM
INFORMATION SUPPLIED
BY THE PARTIES

QUITCLAIM DEED BOOK 11288 PAGE 475

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Elaine Bailey, Trustee 4268 Kings Lane Nashville, Tennessee 37218	Same	Map 092-020 Parcel 209, 208, 207 and 211

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **SHETONYA HUNTER** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **ELAINE BAILEY, TRUSTEE,** with full power to sell, convey, or otherwise dispose of the property on such terms and conditions as the trustee shall deem advisable, ("Grantee"), all her right, title and interest, in and to certain tracts of land in Davidson County, Tennessee, described more fully as follows:

SEE EXHIBIT A ATTACHED HERETO

Being the same property conveyed to Shetonya Hunter by deed from Mae L. May dated December 20, 1995 of record in Book 9896, page 95, Register's Office, Davidson County, Tennessee.

This is improved property known as 1002, 1004 and 1006 28th Avenue North, Nashville, Tennessee.

JAMES O. HUNTER, JR., SPOUSE OF SHETONYA HUNTER, JOINS IN THE EXECUTION OF THIS QUITCLAIM DEED TO CONVEY ANY MARITAL INTEREST HE MAY HAVE IN AND TO SUBJECT REAL ESTATE.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 7th day of January, 1999.

Shetonya Hunter
SHETONYA HUNTER

James O. Hunter Jr.
JAMES O. HUNTER, JR.

0248 01/08 0101 03CHECK 22.00

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is Zero Dollars ($0).

Joseph Bottorff
Affiant

Sworn to and subscribed to before me,
this the 7th day of January, 1999.

Francine Karsin
Notary Public

My Commission Expires: 12/18/2000

R. FRANCINE KARSIN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

99 JAN -8 AM 9:40
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

0534369
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **SHETONYA HUNTER AND HUSBAND, JAMES O. HUNTER, JR.,** with whom I am personally acquainted, and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of January, 1999.

N. Jaweene Karim
Notary Public

My Commission Expires:
12/18/2000

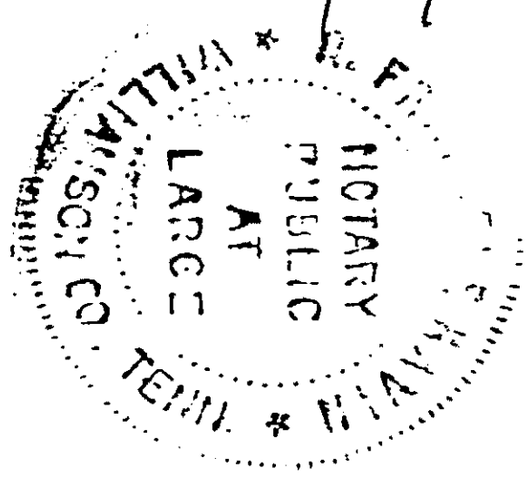


EXHIBIT "A"

TRACT 1.

LAND in Davidson County, Tennessee being Lot Nos. 129, 130, 131 and the northerly 5 feet of Lot No. 132, on the Map of the Subdivision of the Heffernan Place as of record in Book 161, page 138, Register's Office for Davidson County, Tennessee.

BEING the same property as conveyed to Forrest May, Henry Horrell and Wilson Brazelton by deed from Johnson Blackman, Sr. and wife, Sally Mae Blackman of record in Book 3946, page 650, Register's Office for Davidson County, Tennessee, by deed from David Price of record in Book 3946, page 652, Register's Office for Davidson County, Tennessee and by deed from D. S. Porter and wife, Julia Porter of record in Book 3946, page 654, Register's Office for Davidson County, Tennessee. The said Forrest May has subsequently died testate leaving all of his right, title and interest in the property in question to Mae L. May by Will of record in Will Book 178, page 758, Probate Court for Davidson County, Tennessee. The said Wilson Brazelton has subsequently died testate leaving as his heirs at law and sole beneficiaries under his Will of record in Will Book 100, page 366, Probate Court for Davidson County, Tennessee, his wife, Maxine Brazelton and his daughter, Kerry Brazelton Coddington. Maxine Brazelton has since died testate leaving all of her property to her daughter, Kerry Brazelton Coddington, by Will of record in Will Book 141, page 54, Probate Court for Davidson County, Tennessee. Kerry Brazelton Coddington has quitclaimed all of her right, title and interest in the property to Mae L. May by Quitclaim Deed of record in Book 9850, page 922, Register's Office for Davidson County, Tennessee. Prior to his death, Wilson Brazelton conveyed a portion of the aforementioned property to Henry Horrell by deed of record in Book 4344, page 423, Register's Office for Davidson County, Tennessee. Henry Horrell has subsequently quitclaimed all of his right, title and interest in the property to Mae L. May by Quitclaim Deed of record in Book 7315, page 638 and Book 9850, page 924, Register's Office for Davidson County, Tennessee.

TRACT 2.

BEING the northerly part of Lot No. 133, on the Map of Heffernan Place of record in Book 161, page 138, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the westerly margin of an alley, said point being 140 feet from the northerly margin of Albion Street and also being the northeast corner of a tract of land conveyed to Ora Lee and Robert B. Thomas as of record in Book 1761, page 229, Register's Office for Davidson County, Tennessee; thence, with the rear line of said Lot No. 133 in a southerly direction 65.19 feet to a point on the easterly margin of an alley. Said point being the northwesterly corner of said Lot No. 133; thence, in a southeasterly direction with the westerly line of said Lot 64.32 feet to a point; thence, north 36° 12' 24" east 89.25 feet to the point of beginning.

BEING the same property conveyed to Forrest May by deed from Robert B. Thomas and Aron Thomas, of record in Book 4367, page 388, Register's Office for Davidson County, Tennessee. The said Forrest May has subsequently died testate leaving all of his right, title and interest in

and to the property in question to Mae L. May by Will of record in Will Book 178, page 758, Probate Court for Davidson County, Tennessee.

INCLUDED in the aforementioned description of Tract No. 1, but expressly excluded for the purpose of this conveyance are the following parcels of land conveyed to the State of Tennessee by Decrees of the Circuit Court of Davidson County, Tennessee, of record in Book 4251, page 298, Book 4251, page 302, and Book 4253, page 160 Register's Office for Davidson County, Tennessee, being described as follows:

1. BEGINNING at a point in the easterly margin of 28th Avenue, said point being the common corner between the northerly 5 feet and the southerly 45 feet of Lot No. 131 on the Map of Heffernan Place as of record in Book 161, page 138, Register's Office for Davidson County, Tennessee; thence, with the line of severance between the northerly 5 feet and the southerly 45 feet of said Lot No. 131, north 82° 14' 33" east 7.34 feet to a point; thence, south 25° 44' 23" east 52.48 feet to a point in the line of severance between the northerly 5 feet and the southerly 40 feet of Lot No. 132 in the aforesaid subdivision; thence, with the line of severance between the northerly 5 feet and the southerly 40 feet of said Lot No. 132, south 82° 14' 33" west 21 feet to a point in the easterly margin of 28th Avenue, said point being the common corner between the northerly 5 feet and the southerly 40 feet of said Lot No. 132; thence, with the easterly margin of 28th Avenue and the westerly boundary of said Lots 131 and 132, north 10° 39' 37" seconds west 50 feet to the point of beginning containing 708 square feet more or less.

2. BEGINNING at a point in the westerly margin of an alley, said point being the common corner between the northerly 5 feet and the southerly 40 feet of Lot No. 132 on the Map of Heffernan Place, as of record in Book 161, page 138, Register's Office for Davidson County, Tennessee; thence, with the line of severance between the northerly 5 feet and the southerly 40 feet of said Lot No. 132, south 82° 14' 33" west 21 feet to a point; thence, north 36° 12' 24" east 28.74 feet to a point in the westerly margin of said alley; thence, with the westerly margin of said alley and the easterly boundary of Lots 131 and 132 in the aforesaid subdivision south 10° 39' 37" east 20.71 feet to the point of beginning and containing 217 square feet more or less.

3. BEGINNING at a point in the easterly margin of 28th Avenue, said point being the common corner between Lots 129 and 130 on the Map of Heffernan Place as of record in Book 161, page 138 Register's Office for Davidson County, Tennessee; thence, with the easterly margin of 28th Avenue and the westerly boundary of said Lot 129, north 10° 39' 37" west 50 feet to a point, said point being the common corner between Lots 128 and 129 in the aforesaid subdivision; thence, with the common line between said Lots 128 and 129 north 82° 14' 33" east 7.34 feet to a point; thence, south 10° 39' 37" east 50 feet to a point in the common line between said Lots 129 and 130; thence, with the common line between Lots 129 and 130, south 82° 14' 33" west 7.34 feet to the point of beginning containing 366 square feet more or less.

4. BEGINNING at a point in the easterly margin of 28th Avenue, said point being the common corner between Lots 129 and 130 on the Map of Heffernan Place as of record in Book 161, page 138, Register's Office for Davidson County, Tennessee; thence, with the common line between Lots 129 and 130 north 82° 14' 33" east 7.34 feet

to a point; thence, south 10° 39′ 37" east 55 feet to a point in the line of severance between the northerly 5 feet and the southerly 45 feet of Lot 131 in the aforesaid subdivision; thence with the line of severance between the northerly 5 feet and the southerly 45 feet of said Lot 131 south 82° 14′ 33" west 7.34 feet to a point in the easterly margin of 28th Avenue, said point being the common corner between the northerly 5 feet and the southerly 45 feet of said Lot 131; thence, with the easterly margin of 28th Avenue and westerly boundary of said Lots 130 and 131 north 10° 39′ 37" west 55 feet to the point of beginning containing 403 square feet more or less.