FROM: MARY FRANCES D. WALTON, WIDOW OF JOHN C. WALTON

TO: ANNA M. HOWELL, A SINGLE PERSON

BOOK 11534 PAGE 441

QUITCLAIM DEED

NAME AND ADDRESS OF NEW OWNERS: SEND TAX BILLS MAP/PARCEL NOS.
ANNA M. HOWELL SAME 6D 44750 W8
65 Elberta Street
Nashville, Tennessee 37210

THIS INSTRUMENT PREPARED BY:
LARRY L. ROBERTS
Attorney at Law
627 Second Avenue, South
Nashville, Tennessee 37210

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration for this transfer is $ -0-
Sworn to and subscribed before me this 16th day of June 1999.

AFFIANT

NOTARY PUBLIC
My Commission Expires: 5/27/01

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FOR AND IN CONSIDERATION of the sum of One dollar cash in hand paid, and other good and valuable consideration, I, MARY FRANCES D. WALTON, an unmarried woman and widow of JOHN C. WALTON, who died in 1985, do by these presents quitclaim and convey unto ANNA M. HOWELL, a single person, her successors and assigns, subject to my own life estate, which I specifically retain, all right, title and interest in and to the following described parcel or tract of land, to wit:

TRACT I.

Land in Davidson County, Tennessee, being the easterly 40 feet of Lot No. 41 on the Map of Sterling Heights, Section Two, of record in Book 1424, page 104, Register's Office for said County.

Said part of said Lot No. 41 fronts 40 feet on the southerly side of Elberta Street and runs back between parallel lines 150 feet to a dead line on the rear.

TRACT 2.

Land in Davidson county, Tennessee, being Lot No. 42 on the Map of Sterling Heights, Section Two, as of record in Book 1424, page 104, Register's Office for said County.

Said Lot No. 42 fronts 80 feet on the southerly side of Elberta Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to John C. Walton and wife, Mary Frances D. Walton, by deed from Philip N. Brownstein, Federal Housing Commissioner, of record in Book 3764, page 555, Register's Office for Davidson County, Tennessee. Mary Frances D. Walton is the Widow of the said John C. Walton, who died in 1985.

These two tracts are improved property and known as 65 Elberta Street, Nashville, Tennessee

This conveyance is subject to any and all existing restrictions, and easements of record.

In making this conveyance the Grantor specifically retains a life estate in the said real property conveyed herein.

IN WITNESS WHEREOF, we have hereunto set our hand on this the 16th day of June, 1999.

MARY FRANCES D. WALTON, GRANTOR

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned authority, a notary public in the state and county aforesaid, the aforenamed MARY FRANCES D. WALTON, Widow of John C. Walton, deceased, known personally to me, who, upon her oath, stated she has signed the foregoing Quitclaim Deed, for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of June, 1999

Peggy A. Howell
NOTARY PUBLIC

My Commission Expires: 5/27/01.

06015526
IDENTIF. & REFERENCE
99 JUN 18 PM 1:45
REGISTER'S OFFICE
DAVIDSON COUNTY, TN
1582 06/18 0101 02CHECK 10.00