THIS INSTRUMENT WAS PREPARED BY: STATE TITLE, INC.
4334 LEBANON PIKE
HERMITAGE, TN 37076

QUITCLAIM DEED

ADDRESS OF OWNER(s)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Janice Ann Dill etvir 546 Annex Avenue Nashville, TN 37209	SAME	Map 90-12 Parcel 335

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, JANICE ANN DILL hereinafter referred to as Grantors, do hereby Quitclaim and convey unto MARSHA L. HIRD, TRUSTEE, hereinafter referred to as Grantee, his successors and assigns, all my right, title, and interest in and to the following described tract of land:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION WHICH IS INCORPORATED HEREIN.

THIS CONVEYANCE IS MADE SUBJECT TO:
1) ANY AND ALL CONDITIONS, RESTRICTIONS, AND EASEMENTS OF RECORD.
2) 1999 TAXES AND SUBSEQUENT YEARS.
3) Property is subject to all matters affecting said premises as contained in Plat Book 3700, Page 49, Register's Office for Davidson County, Tennessee, including but not limited to a 30 foot minimum building setback line along the front and north side of said lot, a 10 foot easement for utilities purposes along the rear of said lot, a utility anchor easement over the northwest 2 ½' x 30' of said lot, and a 15' easement for sewers along the west side of said lot.
4) Property is subject to Restrictive Covenants contained in Book 3963, Page 586, Register's Office for Davidson County, TN.

[illegible] 0[illegible] 0101 CHECK 10.00

AND NOW I, the said MARSHA L. HIRD, TRUSTEE, do hereby quitclaim and convey unto JANICE ANN DILL AND HUSBAND, THOMAS RUSSELL DILL, their heirs and assigns, the same property hereinafter described and set forth, to which reference is here made, and said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS OUR HANDS THIS THE 14th DAY OF June, 1999.

Janice Ann Dill
Janice Ann Dill

Marsha L Hird
Marsha L. Hird

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANICE ANN DILL and MARSHA L. HIRD, the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal this the 14th day of June, 1999.

Susan Fawley Sain
NOTARY PUBLIC

My Commission Expires: 1-26-2001

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $1.00.

Thomas R Dill
Affiant

Sworn to and subscribed before me this 14th day of June, 1999.

My Commission Expires: 1-26-2001

Susan Fawley Sain
NOTARY PUBLIC

EXHIBIT "A" LEGAL DESCRIPTION:

BEING LOT NO. 26 ON THE PLAN OF CHARLOTTE PARK ANNEX, OF RECORD IN BOOK 3700, PAGE 49, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THOMAS R. DILL ET UX JANICE ANN DILL BY DEED FROM PHILLIP M. DENNING ET UX DEBORAH LYNN DENNING, DATED JANUARY 7, 1977, AND OF RECORD IN BOOK 5104, PAGE 573, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO JANICE ANN DILL, BY QUIT CLAIM DEED FROM THOMAS RUSSELL DILL DATED FEBRUARY 5, 1996 OF RECORD IN BOOK 9971, PAGE 182, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JANICE ANN DILL AND THOMAS R. DILL HAVING SINCE REMARRIED, THOMAS R. DILL JOINING IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH HE MAY HAVE MARITAL OR OTHERWISE.

06031186
IDENTIF. & REFEREN
MAIL ENV.
99 JUN 23 PM 2:57
REGISTER
DAVIDSON CO. TN.
CE

This commitment is invalid unless the Insuring Provisions and Schedule A and B are attached.