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
James Thomas Kelley Etux 523 South 12th Street Nashville, TN 37206	SAME	Map 94.01 Parcel 24

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, I, James Thomas Kelley hereinafter referred to as Grantor, do hereby Quitclaim and convey unto Susan Frensley Ervin, 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. Property is subject to all matters affecting said premises as contained in Plat Book 57, Page 70, Register's Office for Davidson County, Tennessee.
2. 1999 Taxes and subsequent years.
3. Any and all conditions, restrictions, and easements of record.

This property is known as 523 South 12 Street, Nashville, TN 37206.

AND NOW I, the said Susan Frensley Ervin, TRUSTEE, do hereby quitclaim and convey unto James Thomas Kelley and wife, Sharon L. Kelley, 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 20th DAY OF October, 1999.

James Thomas Kelley

Susan Frensley Ervin Trustee
Susan Frensley Ervin, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Thomas Kelley and Susan Frensley Ervin, Trustee, the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained.

MAIL ENV.

99OCT28 AM 9:13
REGISTER
DAVIDSON COUNTY, TN.
10/28 0101 03CHECK 14.00
06512 64
REFERENCE

WITNESS my hand and official seal this the 20th day of October, 1999.

Marsha L. Hird
NOTARY PUBLIC

My Commission Expires: 1-28-2001

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $1.00.

Linda L. Jones
Affiant

Sworn to and subscribed before me this 20th day of October, 1999.

My Commission Expires: 1-28-2001

Marsha L. Hird
NOTARY PUBLIC

EXHIBIT "A" LEGAL DESCRIPTION:

TRACT NO. 1: BEING LOT NO. 59 ON THE PLAN OF PAYNE, BLAKEMORE, AND CUMMINGS' ADDITION AS OF RECORD IN BOOK 57, PAGE 70, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 59 FRONTS 50 FEET ON THE EASTERLY SIDE OF SOUTH 12TH STREET AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE NORTHERLY MARGIN OF EASTSIDE, FORMERLY ASHWORTH AVENUE, NOW CLOSED, 161 FEET TO AN ALLEY.

TRACT NO. 2: BEING A PORTION OF THE NORTHERLY 25 FEET OF EASTSIDE AVENUE; SAID PARCEL FRONTS 25 FEET ON THE EASTERLY SIDE OF SOUTH 12TH STREET AND EXTENDS BACK WITH THE SOUTHERLY LINE OF LOT NO. 59 ON THE PLAN OF PAYNE, BLAKEMORE, AND CUMMINGS' ADDITION, OF RECORD IN BOOK 57, PAGE 70, REGISTER'S OFFICE FOR SAID COUNTY, A DISTANCE OF 161 FEET. BEING PART OF THE PROPERTY COMPOSING EASTSIDE AVENUE, WHICH BY BILL NO. 62-279, CITY COUNCIL OF THE CITY OF NASHVILLE, TENNESSEE, WAS CLOSED, AS SHOWN BY INSTRUMENT OF RECORD IN BOOK 3677, PAGE 5, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JAMES THOMAS KELLEY BY DEED FROM ROBERT S. WATSON, JR. AND WIFE, ELIZABETH WATSON, DATED OCTOBER 13, 1987, OF RECORD IN BOOK 7377, PAGE 650, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID SHARON L. KELLEY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE.