Instr:200001060001807 Page: 1 OF 5
REC'D FOR REC 01/06/2000 10:04:43AM
RECORD FEE: $22.00
M. TAX: $0.00 T. TAX: $0.00

THIS INSTRUMENT PREPARED BY
Robert L. Dozier
First American Center, Suite 1215
Nashville, TN. 37238-0002
(615) 242-2525

FROM: JAMES T. EDWARDS and wife, EVELYN EDWARDS

TO: ROBERT L. DOZIER, Trustee

AND

FROM: ROBERT L. DOZIER, Trustee

TO: JAMES T. EDWARDS and EVELYN EDWARDS

QUITCLAIM DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
GEORGE D. EDWARDS, et ux. ANNE EDWARDS & JAMES T. EDWARDS & EVELYN EDWARDS 706 Third Avenue, South Nashville, TN. 37210	SAME	Map 93-11, PAR. Nos. 120, 151, 152 & 150, Map No. 93-15 Par. Nos. 53, 56 & 57 Map No. 105-3 Par. No. 258

WHEREAS, JAMES T. EDWARDS and wife, EVELYN EDWARDS, hold title to a one-half (1/2) undivided interest in the hereinafter described lands as tenants by the entirety and desire to convert their ownership therein to an estate as tenants in common.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF One ($1.00) Dollar cash in hand paid and other good and valid consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a reconveyance to James T. Edwards and Evelyn Edwards, to create an estate as tenants in common in a one-half (1/2) undivided interest in the hereinafter described lands, we JAMES T. EDWARDS and wife, EVELYN EDWARDS, by these presents do hereby quitclaim and convey unto ROBERT L. DOZIER, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

SIX (6) PARCELS OF LAND IN DAVIDSON COUNTY, TENNESSEE AS DESCRIBED IN EXHIBIT "A" ATTACHED.

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

And now I, ROBERT L. DOZIER, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto JAMES T. EDWARDS AND EVELYN EDWARDS, Grantees, as tenants in common, their heirs and assigns, a one-half (1/2) undivided interest in each of the said Grantees in a one-half (1/2) undivided interest in the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Witness our hands this 6th day of January, 2000.

James T. Edwards
JAMES T. EDWARDS

Robert L. Dozier
ROBERT L. DOZIER, Trustee

Evelyn Edwards
EVELYN EDWARDS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Jeanette Graham, a Notary Public in and for said County and State, the within named James T. Edwards and wife, Evelyn Edwards, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 6th day of January, 2000.

Jeanette Graham
NOTARY PUBLIC
My Commission Expires: 5/28/00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Jeanette Graham, a Notary Public in and for said County and State, the within named Robert L. Dozier, Trustee, the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 6th day of January, 2000.

Jeanette Graham
NOTARY PUBLIC
My Commission Expires: 5/28/00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $-0-.

James T Edwards
AFFIANT

Subscribed to and sworn to before me this 6th day of January, 2000.

Jeanette Graham
NOTARY PUBLIC

My Commission Expires: 5/28/00

EXHIBIT "A"

Six (6) parcels of land in Davidson County, Tennessee described as follows:

PARCEL 1: Map No. 93-11, Parcel No. 120

Being in the 2nd, formerly the 13th Ward of City of Nashville, and being the northerly one-half lot no. 27 on the Plan of Campbell's South Nashville Lots, as of record in Book "U" pages 682 and 683, Register's Office for said County, and being Lot "A" on the Plan of the subdivision of said Lot No. 27 as of record in Minute Book "A" page 18, Chancery Court at Nashville.

Said Lot "A" fronts 30 feet on the westerly side of Third Avenue South, formerly College Street, and runs back between parallel lines, 138 feet, more or less, to an alley.

Being a one-half (1/2) undivided interest in the same property Conveyed to George D. Edwards and wife, Anne Edwards, and to James T. Edwards and wife, Evelyn Edwards, by deed from George D. Edwards and James T. Edwards, dated November 30, 1978, and recorded in Book 5386 Page 324, Register's Office for Davidson County, Tennessee.

THIS IS UNIMPROVED PROPERTY, KNOWN AS 705 THIRD AVENUE, SOUTH, NASHVILLE, TENNESSEE.

PARCEL NO. 2: Map No. 93-15, Parcel No. 53

Being the East 20 feet of Lot No. 11 on the map of Campbell's south Nashville plan of lots, as of record in book "U", pages 682 and 683, Register's Office, Davidson County, Tennessee.

Said part of Lot No. 11 fronts 20 feet on the North side of Troost Street and runs back between parallel lines along the West margin of the 1st alley east of Third Ave. South 59½ feet to the south line of Lot No. 12.

Being a one-half (1/2) undivided interest in the same property conveyed to George D. Edwards and wife, Anne Edwards, and to James T. Edwards and wife, Evelyn Edwards, by deed from George D. Edwards and James T. Edwards, dated November 30, 1978, and recorded in Book 5386 Page 317, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as 204 Ash Street, Nashville, Tennessee

PARCEL NO. 3: Map 93-11, Parcel Nos. 151 and 152

Being Lot No. 8 and the northern half of Lot No. 9 of Campbell's Plan of Lots in South Nashville, as of record in Book "U", Page 682, Register's Office for said County.

Said Lot No. 8 and part of Lot No. 9 front together 90 feet on the westerly side of Second Avenue South, formerly Market Street, and run back between parallel lines 143½ feet to an alley in the rear.

Being a one-half (1/2) undivided interest in the same property conveyed to George D. Edwards and wife, Anne Edwards, and to James T. Edwards and wife, Evelyn Edwards, by deed from George D. Edwards and James T. Edwards, dated November 30, 1978, and recorded in Book 5386 Page 311, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 713, 715, 717 & 719 Second Avenue South, Nashville, Tennessee.

PARCEL NO. 4: Consists of three (3) tracts, Map No. 93-11 Parcel No. 150 and Map No. 93-15, Parcel No. 56, described as follows:
TRACT ONE: A certain lot situated on the Northwest corner of South Market and Ash Streets being part of Lot 10, in Campbell's Plan. The said lot fronts twenty-nine feet (29 feet, 9 inches), and nine inches on South Market Street, and runs back between parallel lines fifty (50) feet westwardly, along Ash Street.

TRACT TWO: A part of said lot ten (10) in Campbell's plan of South Nashville lots, being the North one-half of said lot 10, fronting twenty-nine feet nine inches (29-3/4 feet) on the Westerly side of South Market Street, running back westerly between parallel lines one hundred and forty-three and one half feet (143 1/2 feet) to an alley.

TRACT THREE: The Southern one-half of Lot No. Nine (9) in said Campbell's plan of South Nashville lots. Said Southern one-half of said Lot 9 fronts thirty (30) feet on the Western side of South Market Street, and runs back between parallel lines westerly one-hundred forty-three and one-half (143 ½) feet to an alley and is bounded on the south by Lot No. 10 in said Campbell's plan.

Being a one-half (1/2) undivided interest in the same property conveyed to George D. Edwards and wife, Anne Edwards, and to James T. Edwards and wife, Evelyn Edwards, by deed from George D. Edwards and James T. Edwards, dated November 30, 1978, and recorded in Book 5386 Page 315, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as 721-723 Second Avenue South, Nashville, Tennessee

PARCEL 5: Map No. 93-15, Parcel No. 57, Being a certain lot on Ash Street in Nashville, Tennessee, being part of Lot 10 in Campbell's Plan of South Nashville lots, of record in Book "U", page 632,Register's Office for said County, described as follows:

Beginning at a point on the northerly side of Ash Street, said point being 50 feet west of the westerly margin of Second Ave. South, formerly South Market Street, and also being the southwest corner of the property described as Tract First in the deed of S. E. Baugh White, et al, to Lemuel R. Campbell, of record in Book 410, page 285, Register's Office for said County, from said beginning point; thence with the northerly margin of Ash Street, westerly 93 ½ feet more or less, to the easterly margin of an alley; thence with said margin of said alley, northerly 29 ¾ feet to the southwesterly corner of the tract of land described as Tract Second in the deed of S. E. Baugh White to Lemuel R. Campbell, as aforesaid; thence with the southerly line of said Tract Second, easterly 93 ½ feet more or less to the westerly boundary of the said Tract First, as described in said deed of White to Campbell, as aforesaid; thence, with the westerly line of said Tract First, 29 ¾ feet to the point of beginning.

Being a one-half (1/2) undivided interest in the same property conveyed to George D. Edwards and wife, Anne Edwards, and to James T. Edwards and wife, Evelyn Edwards, by deed from George D. Edwards and James T. Edwards, dated November 30, 1978, and recorded in Book 5386 Page 313, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as Ash Street, Nashville, Tennessee.

PARCEL 6: Map No. 105-3, Parcel No. 258, Being part of Lot No. 26 in John Nelson's Addition to Nashville, Tennessee, a plan of which is recorded in Book No. 2 page 182.

Lying on the west side of South Market Street, now 2nd Ave. South, beginning at a point in the western margin of said Street 232 feet north of the southeast corner of Lot No. 27, extending thence northwardly along the western margin of said street 35 feet; thence at right angles westwardly 137 feet, more or less, to the eastern margin of an alley; thence along the eastern margin of said alley, southwardly 35 feet; thence eastwardly 137 feet, more or less, to the beginning.

Being a one-half (1/2) undivided interest in the same property conveyed to George D. Edwards and wife, Anne Edwards, and to James T. Edwards and wife, Evelyn Edwards, by deed from George D. Edwards and James T. Edwards, dated November 30, 1978, and recorded in Book 5386 Page 322, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as 1233 Second Ave., South, Nashville, Tennessee.

ALL OF THE FOREGOING LEGAL DESCRIPTIONS ARE THE SAME AS APPEARS IN THE PREVIOUS DEEDS AS NOTED.