FILE BOX 45

FROM
Frances E. Nylander

TO
Richard A. Northcutt

AND

FROM
Richard A. Northcutt

TO
Frances E. Nylander and Brian W. Nylander

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances E. Nylander (NAME)	New Owner (NAME)	Map 62-13
4024 Moss Rose Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 111
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (P. O. ZIP)	

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW INC.
217 PINEWAY DRIVE
NASHVILLE, TN 37217

This instrument prepared from information furnished by the parties.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

___ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ -0- Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September, XX 2000

Notary Public

MY COMMISSION EXPIRES: 1/31/04 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a joint tenancy with right of survivorship

~~We~~ I, Frances E. Nylander

by these presents do hereby quitclaim and convey all my right, title and interest unto Richard A. Northcutt, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of B.E. Woodard's Subdivision, of record in Book 974, Pages 94 and 95, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 100 feet on the northeasterly margin of Moss Rose Drive and extends back 400 feet on the northwesterly line and 402 feet on the southeasterly line to w low water mark of the Cumberland River, measuring 100 feet, more or less, thereon.

Being the same property conveyed to Frances E. Nylander by deed from Dennis M. Short, Jr. and wife, Cody H. Short, of record in Book 11685, Page 838, Register's Office for Davidson County, Tennessee.

Davidson County DEEDQC
Recvd: 09/07/00 12:57 2pgs
Fees:10.00 Taxes:0.00
20000907-0088553

unimproved ( )
This is improved ( ) property, known as 4024 Moss Rose Drive, Nashville, TN 37216
(House Number) (Street) P.O. Address: (City or Town) (Postal Zone)

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

And now, I, the said Richard A. Northcutt, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all my right, title and interest unto Frances E. Nylander and Brian W. Nylander, with right of survivorship heirs and assigns, 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 30th day of August, ~~19~~ XX 2000.

Frances E. Nylander

Richard A. Northcutt, Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Frances E. Nylander, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30TH day of August, ~~19~~ XX 2000

Notary Public.

My commission expires: 7-27-00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Richard A. Northcutt, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of August, ~~19~~ XX 2000.

Notary Public.

My commission expires: 1/31/04