Davidson County DEEDQC
Recvd: 11/07/00 09:26 3pgs
Fees:14.00 Taxes:0.00
20001107-0110379

MAP & PARCEL
118-070 1017.00

ADDRESS NEW OWNER AS FOLLOWS:

MARGARET JEAN THOMAS
MABLE EMILY COX
1505 LIPSCOMB DRIVE
BRENTWOOD, TN 37027

SEND TAX BILLS TO:

SAME

This Instrument Prepared By:

Ronald H. Bice, Jr., Attorney
4515 Harding Road, Suite 103
Nashville, TN 37205

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an undivided interest in each party as Tenants in Common.

We, MARGARET JEAN THOMAS, unmarried, and MABLE EMILY COX, unmarried, by these presents do hereby quitclaim and convey unto RONALD H. BICE, JR., Trustee, his successors and assigns, all our right, title and interest in and to the following described tract or parcel of land located in ~~Williamson~~ DAVIDSON County, Tennessee, to wit:

Being part of Lot No. 57 on the Map of Berrywood Subdivision, as of record in Book 1835, Page 24, in the Register's Office of Davidson County, Tennessee. Said lot No. 57 fronts 72 feet on the south side of Larmon Avenue and runs back between lines, 181.8 feet on the west line and 181.9 feet on the east line to a dead line in the rear on which it measures 72 feet.

Being the same property conveyed to Margaret Jean Thomas and Mable Emily Cox as joint tenants with survivorship by deed of John H. Grayson and wife, Beverly B. Grayson, of record in Deed Book 2997, Page 589, in the Register's Office of Davidson County, Tennessee.

Specifically excluded from this conveyance which is included in the above description is the following portion of Lot 57 previously conveyed to the State of Tennessee:

Beginning at a point in the southerly margin of Larmon Avenue said point being Sadie G. Boles' northeast corner; thence with the said margin eastwardly 72 feet to the northwest corner of Lot No. 58 on said plan; thence with the westerly boundary of Lot No. 58 southwardly 29.5 feet to a point; thence south 46 degrees 50 minutes west 103.4 feet to the easterly boundary of Lot No. 56 of said plan; thence with said boundary northwardly 105.6 feet to the point of beginning and containing 0.11 acre.

This conveyance is made subject to a ten-foot easement for public utility purposes along rear line of premises, 60-foot building set-back line from Larmon Avenue, and conditions of owners certificate as shown on plan of record in book 1835, page 24, said Register's Office, restrictive covenant contained in an instrument of record in book 1786, page 361, said Register's Office, and to restrictive covenants contained in an instrument of record in book 1855, page 478, said Register's Office.

This is improved property known as 2731 Larmon Avenue, Nashville, Tennessee.

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

And now, I, the said RONALD H. BICE, JR., as Trustee, and no further or otherwise and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto MARGARET JEAN THOMAS, unmarried, a one-half (½) interest, and to MABLE EMILY COX, unmarried, a one-half (½) interest, as Tenants in Common, their heirs and assigns, all right, title and interest that I, as Trustee, may have 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.

IN WITNESS WHEREOF we have hereunto set our hands on this 2nd day of November 2000.

Margaret Jean Thomas
MARGARET JEAN THOMAS

Ronald H Bice Jr Trustee
RONALD H. BICE, JR., TRUSTEE

Mable Emily Cox
MABLE EMILY COX

MARCIA M. BRINKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ -0-. Subscribed and sworn to before me this the 2 day of November, 2000.

Ronald H Bice Jr
AFFIANT

Marcia M. Brinks
NOTARY PUBLIC

My Commission Expires: July 28, 2001

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 MARGARET JEAN THOMAS, and MABLE EMILY COX, the bargainers 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 official seal at Nashville, Tennessee, this 2 day of November, 2000.

Marcia M. Brinks
NOTARY PUBLIC

My commission expires: July 28, 2001

MARCIA M. BRINKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 28, 2001

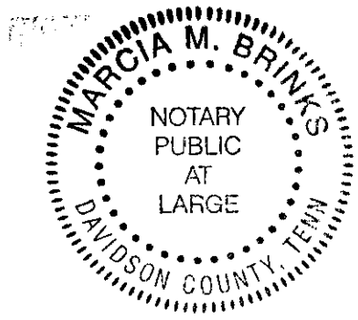
STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand and official seal this 2 day of November, 2000.

Marcia M. Brinks
NOTARY PUBLIC

My Commission Expires: July 28, 2001



My Commission Expires JULY 28, 2001