QUITCLAIM DEED

FROM: Marguerite W. McClure

TO: Major and Mrs. John A. Averett
and their children, John A. Averett,
Jr. and Marguerite W. M. Averett
106-B Birch Circle
Eglin A.F.B.,FL 32542

Send tax bills to: Marguerite W. McClure
3906 Estes Road
Nashville, TN 37215

Davidson County DEEDQC
Recvd: 03/26/02 09:48 2pgs
Fees:12.00 Taxes:0.00
20020326-0036344

Map: 116-16-0

Parcel:077.0
FB: 07 DA 31935

For and consideration of love and affection (and no monetary consideration), I, Marguerite W. McClure, by these presents, do hereby quitclaim and convey in equal shares to Major and Mrs. John A. Averett, John A. Averett, Jr., and Marguerite W. M. Averett, their heirs, successors and assigns a one quarter undivided interest in a parcel of property described as follows:

A tract of land in Davidson County, Tennessee consisting of 2.131 acres, more or less. Said lot fronts 137.56 feet on Estes Road and 437.43 feet on Abbott Martin Road. This tract is more specifically described in a proposed property division drawing/survey of Frank Neely, dated May, 1997, to which reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Laurine Wallace, W. Guy Wallace, Jr., Compton Wallace and Marguerite Wallace by Warranty Deed from George I. Waddey, Jr., of record in Book 1196, 661, said Registrar's Office; and the interest therein of Laurine Wallace Vail, W. Guy Wallace, Jr., and Francis Compton Wallace being subsequently conveyed to Marguerite Wallace McClure by Warranty Deed of record in Book 2046, page 276, said Registrar's Office.

The said Laurine Wallace Vail is one and the same person as Laurine Wallace; and, the said Francis Compton Wallace is one and the same person as Compton Wallace; and, the said Marguerite Wallace McClure is one and the same person as Marguerite Wallace.

This tract is a portion of the Lot 1 McClure Subdivision described in a previous survey of Frank Neely, dated November 30, 1991 and of record in Book 7900, page 329, Registrar's Office for Davidson County, Tennessee.

This is unimproved property.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. This property may not be sold or title conveyed without a first right of refusal exercised by Chrissie Wallace McClure, Christopher C. McClure III, and Guy Wallace McClure. Conveyance price shall be determined by the average of appraisals offered by the buyer and seller. This shall not preclude the property from being conveyed to any of the three parties named above as a gift without remuneration.

The interests of children John A. Averett, Jr. and Marguerite W. M. Averett are to be held in trust by Major and Mrs. Averett, who shall have full authority to transfer and/or dispose of said property in their discretion for the benefit of these two children, for a period of ten years from the date of this instrument.

Witness my hand this 17th day of December, 1998.

Marguerite W. McClure
MARGUERITE W. MCCLURE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County, the within named Marguerite W. McClure, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, under oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee this 17 day of December, 1998.

Peggy Thomas
NOTARY PUBLIC

My Commission Expires: My Commission Expires Sept. 29, 2001

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Marguerite W. McClure
AFFIANT

Subscribed and sworn to before me this 17 day of December, 1998.

Peggy Thomas
NOTARY PUBLIC

My Commission Expires Sept 29, 2001

This instrument prepared by:
Guy W. McClure
3716 Sneed Terrace
Nashville, Tennessee 37215