Davidson County DEEDQC
Recvd: 05/12/04 11:17 3pgs
Fees:17.00 Taxes:0.00
20040512-0054859

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
JAMES LOYD MABRY, UNMARRIED, KATHLEEN M. OLDS, UNMARRIED and JANET MUSE, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP	MAP 61-7, PARCELS 016 & 017
986 Malquin Dr	
Nashville TN 37216	
SEND TAX BILLS TO:	
SAME	

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, this 6th DAY OF May, 2004.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 6th DAY OF May, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

QUITCLAIM DEED

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 IN JAMES LOYD MABRY, UNMARRIED, KATHLEEN M. OLDS, UNMARRIED, and JANET MUSE, UNMARRIED, I, JANET MUSE, UNMARRIED, by these presents do hereby quitclaim and convey unto THOMAS E. STEWART, TRUSTEE, his successors and assigns, all of my right, title and interest in and to certain real estate in Davidson County, Tennessee, said property being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth herein.

And Now, I, the said THOMAS E. STEWART, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto JAMES LOYD MABRY, UNMARRIED, KATHLEEN M. OLDS, UNMARRIED, AND

JANET MUSE, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, their successors, 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.

This is unimproved/improved property known as 986 MALQUIN DRIVE, NASHVILLE, TN 37216.

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

WITNESS our hands and seals on this the 6th day of May, 2004.

Janet K. Muse
JANET MUSE

Thomas E. Stewart Trustee
THOMAS E. STEWART, TRUSTEE

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANET MUSE, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 6th day of May, 2004.

Denise C. Allis
notary public

My commission expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS E. STEWART, TRUSTEE, the within named bargainor with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he, AS TRUSTEE, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 6th day of May, 2004.

Denise C. Allis
notary public

My commission expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

EXHIBIT 'A'
(LEGAL DESCRIPTION)

Being Lot Numbered 23 and 24 in Section 2 of Broadmoor in Book 547, page 174, and are described as follows:

Each lot fronts fifty (50) feet on the Southerly side of Malquin Drive and runs back between parallel lines 155 feet to a dead line in the rear.

Being a portion of the same property conveyed to Janet Muse by Warranty Deed from W. Franc Knapp, Sr., unmarried, of record in Book 4764, page 726, Register's Office for Davidson County, Tennessee. The said W. Frank Knapp, Sr., having reserved unto himself a life estate in said Deed; however, W. Frank Knapp, Sr. died in December 1976, thereby terminating said life estate.