Send tax statement to owner

Map. 92-6
Par. 163
Map 91
Par. 26
PW

BOOK 4433 PAGE 663

QUITCLAIM DEED

For and in consideration of the sum of TEN & NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, MARY PEGRAM (formerly Mary E. Thomas), do hereby transfer, convey and quitclaim unto MILTON THOMAS all of my right, title and interest in and to certain property located in Davidson County, Tennessee and described as follows, to-wit:

TRACT ONE:
Land in the Eighth Civil District of Davidson County, Tennessee, being Lots 1, 2, 3 and part of Lot No. 4 as shown on a survey of part of the Geo. I. Waddey Tract, described according to said survey made by Z. J. Wilkinson, Surveyor, March 18, 1953.

Said Lots Nos. 1, 2, 3 and part of Lot No. 4 adjoin and front together 216 feet on the northerly margin of Centennial Boulevard and extend back 150 feet northwardly between lines parallel with the westerly margin of 39th Avenue, North, and are more particularly described as follows:

Beginning at the northwesterly corner of Centennial Boulevard and 39th Avenue, North; thence, with the northerly margin of said Boulevard, south 69-1/2 degrees west 216 feet; thence north 15 degrees west, parallel with 39th Avenue, North, 150 feet; thence north 69-1/2 degrees east, parallel with the northerly margin of Centennial Boulevard, 216 feet to the westerly margin of 39th Avenue, North; thence South 15 degrees east, along the westerly margin of 39th Avenue, North, 150 feet to the beginning.

Being the same property conveyed to Milton Thomas and wife, Mary E. Thomas (now Pegram) by deed from Oscar C. Porter and wife, Viola Porter, dated February 4 and recorded February 7, 1956 in Book 2491, page 403, Register's Office for Davidson County, Tennessee.

This instrument was prepared by
Vaden Lackey, Jr., Attorney,
218 Third Avenue N.,
Nashville, Tennessee.

TRACT TWO:
Being Lot No. 26 in Hadley Place as will appear by reference to Book # 3, page 198, R.O.D.C., Tennessee.

Said Lot No. 26 fronts 91 feet on Howard Street and extends back Westwardly between parallel lines One Hundred Eighty-Two Feet (182) to the East Line of Lot #48.

Being the same property conveyed to Milton Thomas and wife, Mary E. Thomas (now Pegram) from Edwin Earl Thomas and wife, Lora Thomas dated April 7 and recorded April 8, 1954 in Book 2274, page 75, Register's Office for Davidson County, Tennessee.

Included in Tract Two, but specifically excluded therefrom, is the following:

Parcel #1:
Beginning at the point of intersection of the northerly margin of Batavia Street and the westerly margin of 30th Avenue, said point being also the southeast corner of Lot 26 in Hadley Place, as will appear by reference to Book 3, page 198, Register's Office for Davidson County, Tennessee; thence with the northerly margin of Batavia Street and the southerly boundary of said Lot 26, South 81 degrees 58 minutes 38 seconds West 4.78 feet; thence North 27 degrees 39 minutes 40 seconds East 7.70 feet to a point in the westerly margin of 30th Avenue also being the easterly boundary of said Lot 26; thence with the westerly margin of 30th Avenue and the easterly boundary of said Lot 26, South 10 degrees 39 minutes 46 seconds East 6.27 feet to the point of beginning.

Containing 15 square feet, more or less.

Parcel #2:
Beginning at a point on the northerly margin of Batavia Street and the southerly boundary of Lot No. 26 in Hadley Place, as will appear by reference to Book 3, page 198, Register's Office for Davidson County, Tennessee, said point being South 81 degrees 58 minutes 38 seconds West 4.78 feet from the southeasterly corner of said Lot No. 26; thence with a line of severance (being the Controlled Access Right of Way Line) North 27 degrees 39 minutes 40 seconds East 7.70 feet to a point in the westerly margin of 30th Avenue; thence with the westerly margin of said street and the easterly boundary of said Lot No. 26,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $16,439.43. [signature], Affiant
Subscribed and sworn to before me this 23rd day of July 1970.

Notary Public
My commission expires July 29, 1970

North 10 degrees 39 minutes 46 seconds West 59.67 feet to a point; thence on a line being parallel to and 37 feet (measured at right angles) from the aforesaid controlled access right of way line, South 27 degrees 39 minutes 40 second West 81.06 feet to a point on the northerly margin of Batavia Street; thence along the northerly margin of said street and the southerly boundary of said Lot No. 26, North 81 degrees 58 minutes 38 seconds East 45.55 feet to the point of beginning.

Containing 1,642 square feet more or less.

TO HAVE AND TO HOLD said Tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said MILTON THOMAS, his heirs and assigns, forever.

WITNESS my hand this 10th day of July, 1970.

A 84673

IDENTIF REFERENCE

JUL 24 9 29 AM '70

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

Mary Pegram

Mary Pegram

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Donna Morton, a Notary Public in and for said County and State, the within named Mary Pegram, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of July, 1970.

DONNA MORTON NOTARY PUBLIC DAVIDSON COUNTY, TENN. JUL 24 1970

Donna Morton

Notary Public

My Commission expires:

Feb. 21, 1972

CONV 16,439.47

JUL 24 1970 STAX

JUL 24 1970 FEE

JUL 24 1970 WDEED

A* 42.64
A* .50
A* 4.50 * 47.64