QUITCLAIM DEED

Mary L. Hopkins Address new owner (s)	Same Send tax bills to	Map-parcel nos.
1008 14th Ave. N. Street address	Same Street address	Map 92-4
Nashville, Tenn. 37208 City State zip	Same City State	Par 91

mp

BOOK 4451 PAGE 807

KNOW ALL MEN BY THESE PRESENTS:

That for the love and affection that I, Marie Hughes, entertain for my daughter, Mary Lametta Hopkins, I do hereby quitclaim, give, transfer and convey to said Mary Lametta Hopkins, her heirs and assigns, forever, a certain piece or parcel of land situated in Davidson County, Tennessee, described as follows--to wit:

Being the southerly 30 feet of the Northerly 92 feet of Lots Nos. 54 and 55 of the plan of Harding's First Addition to Nashville of record in Book 19, page 241, R.O.D.C., Tennessee.

Beginning at a stake in the Easterly margin of 14th Avenue North, said stake being located South 26 degrees 62 feet from the Southerly margin of Phillips Street running thence 63 degrees 30' East 108 feet parallel with Phillips Street to a stake on the original lot line of Lots 53 and 54 passing the original lot lines of lots 54 and 55 at 54 feet(from the beginning) running thence with the original lot line of Lots 53 and 54 South 28 degrees East 30 feet to a stake, said stake being located North 26 degrees West 56 feet from the Northerly margin of a 15 feet alley, running thence South 63 degrees 30 minutes West 108 feet to a stake in the Easterly margin of 14th Avenue North, passing the original lot line of Lots 54 and 55, 54 feet from said stake, running thence with the Easterly margin of 14th Avenue North 30 feet to the point of beginning. All in accordance with the Survey and Plat by Norris H. Nickerson, Surveyer, dated August 18, 1953.

Being part of the property conveyed to Oliver L. Hambrick and wife, Frankie C. Hambrick by Trustees Deed from Jack J.Cohen, Trustee, of record in Book 3132, page 199, R.O.D.C., Tennessee.

Being the same property conveyed to Marie Hughes by installment deed from Oliver L. Hambrick and wife Frankie C. Hambrick, as of record in Book 3179, page 156, R.O.D.C.,Tennessee.

Together with all the appurtenances, estate, title, and interest I have in and to said parcel of land. And I covenant with the said Mary Lametta Hopkins to warrant and forever defend the title to the said parcel of land, and every part thereof, to her, her heirs and assigns, against any claims to be made by me or any other person claiming through or under me, but not otherwise.

IN WITNESS WHEREOF, I hereunto affix my signature this the 12th day of August, 1970.

Mrs Marie Hughes

This instrument was prepared
by: C. L. Ennix, Attorney
305½ Charlotte Avenue
Nashville, Tennessee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Cowness Lemmix a Notary Public in and for said County and State, Marie Hughes, the within named 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 12th day of August, 1970.

Cowness Lemmix
Notary Public

My Commission Expires:
Nov. 17, 1971

STATE OF TENNESSEE

COUNTY OF DAVIDSON

This is to state that the consideration for this instrument was for love and affection only and there were no monetary consideration.

Subscribed and sworn before me, this Mrs Maine Hughes
Affiant
the 12th day of August, 1970.

Cowness Lemmix
Notary Public

My Commission Expires:
Nov. 17, 1971

IDENTIFICATION REFERENCE

OCT 13 12 10 PM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

A92944

OCT 13 '70 MISC A* 3.00 * 3.00