014993-2

This instrument was prepared by the Office of the District Director of Internal Revenue, Nashville, Tennessee.

Send tax bills to: Buyer
4418 Saunders Ave
Nash. Tenn

BOOK 4516 PAGE 226

Map Parcel Number:

LAND ASSOCIATION ... NASHVILLE

Map 61-3
Par. 36
PW

QUIT CLAIM DEED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

(Pursuant to Section 7506 of the Internal Revenue Code of 1954 and regulations thereunder)

JUN30F MISC A* 3.00 * 3.00

THIS DEED, made and entered into this 21st day of June 1971, by and between the United States of America, by its agent, JAMES A. O'HARA, District Director of Internal Revenue for the Nashville District, State of Tennessee, Grantor, and Homer O. Templeton, 4418 Saunders Avenue, Nashville, Tennessee, Grantee;

NOW, THEREFORE, that for and in consideration of the sum of two thousand one hundred fifty four and 95/100th's dollars ($2,154.95), the receipt of which is hereby acknowledged, the grantor has given, granted, bargained and sold, and does by these presents give, grant, bargain, sell and convey, release and quitclaim unto the grantee, his successors and assigns, all the estate, right, title and interest which the grantor has in and to the property described below:

> Being the same property conveyed to the United States of America, by deed dated February 23, 1965, from James A. O'Hara, District Director of Internal Revenue for the District of Nashville, Tennessee, and recorded in Deed Book 3864, Page 765, Register's Office of Davidson County, Tennessee, and more particularly described as follows:
>
> Being Lot No. 95 on the plan of Gra-Mar Acres, Sec. 1, as of record in Book 2133, page 27, Register's Office for said County. Said Lot 95 fronts 90 feet on the easterly side of Saunders Avenue and runs back 352.6 feet on the northerly line and 326 feet on the southerly line to the westerly right-of-way line of the L & N Railroad, measuring 119 feet thereon. Being the interest of Homer O. Templeton only, in the same property conveyed to Homer O. Templeton and wife Claudine H. Templeton by deed from Sweeney-Clark Realty Company of record in Book 2148, page 619, Register's Office for said County. This is improved property known as 4418 Saunders Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said property together with all privileges and appurtenances thereon and thereunto belonging unto Homer O.

Templeton, said grantee, his successors and assigns, forever, as fully and absolutely as the said grantor can or should convey by virtue of its interest in said property.

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal this 21st day of June 1971.

James A. O'Hara
District Director of Internal Revenue
Nashville, Tennessee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Virginia M. Walker, a notary public in and for said State and County, the within named James A. O'Hara, District Director of Internal Revenue, Nashville District, State of Tennessee, the bargainor, with whom I am personally acquainted and known by me to be such officer who acknowledged that he executed the within instrument as such officer, freely and voluntarily, for the purpose therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, at Nashville, Tennessee, this 21st day of June 1971.

Virginia M. Walker
Notary Public
My Commission Expires November 12, 1972

DAVIDSON COUNTY

FIDELITY FEDERAL SAVINGS AND
LOAN ASSOCIATION OF NASHVILLE

B 21221

T
IDENTIF. REFERENCE

JUN 30 3 29 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.