QUIT CLAIM DEED BOOK 4576 PAGE 498

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
Gertrude Morton

TO
Walter Lee Morton, James Alton Morton and Albert Morton Jr.,

For draftsman's use

This Instrument Was Prepared By

MORRIS LEVINE, Attorney-at-Law
717 Stahlman Bldg., Nashville, Tenn.

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Walter Lee Morton et al (NAME) | (NAME) | Map 115-2 |
| 19 Garden Avenue (STREET ADDRESS OR ROUTE NUMBER) | SAME (STREET ADDRESS) | Par. 152 |
| Nashville, Tenn. 37210 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

FEB 15 9 58 AM '72

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

B4845O

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF Feb 1972

Notary Public

MY COMMISSION EXPIRES: Dep. Register

(AFFIX SEAL)

For and in Consideration of the ~~xxxxx~~ love and affection which I have for my children ~~xxxxxxx~~

I, Gertrude Morton

have bargained and sold, and by these presents do transfer and convey unto the said Walter Lee Morton, James Alton Morton and Albert Morton Jr., their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 3 on the Map of Bransford Realty Company Subdivision of Lots 37 and 38 in Trimble's Addition as of record in Book 421, page 57, Register's Office for Davidson County, Tennessee.

FEB 15 72 MISC A* 4.00 * 4.00

Said Lot No. 3 fronts 30 feet on the northerly side of Garden Street and runs back between parallel lines 76 feet more or less to the southerly line of Lot No. 5.

Being the same property conveyed to Gertrude Morton, free from the martial rights of any present or future husband she may have, by deed from Walter E. Wade and wife, Maggie Nell Wade, of record in Book _____ page _____ Register's Office for Davidson County, Tennessee.

The grantor herein hereby reserves a life estate in the above described property for her use and benefit.

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This is unimproved ( ) improved (X) property, known as 24 Garden St., Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walter Lee Morton, James Alton Morton and Albert Morton Jr their heirs and assigns, forever.

And I do covenant with the said grantees named herein that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Gertrude Morton, with full power to mortgage, transfer and convey without the necessity of joinder of any other person do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantees named herein their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 18 day of January, 1972

x Gertrude Morton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, MORRIS LEVINE, a Notary Public in and for said County and State, the within named Gertrude Morton

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 18 day of January, 19 72

Morris Levine, Notary Public.

Commission expires May 12, 1974

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ....., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged self to be ..... of the ....., the within named bargainor, a corporation, and that he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....