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BOOK 4697 PAGE 344

mail

This Instrument Prepared By:
Richard D. Bird, Attorney
500 Court Square Building
Nashville, Tennessee 37201

IDENTIF. REFERENCE

APR 10 3 36 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Bertie Workman McClendon 3427 Marlborough Avenue Nashville, Tennessee	Bertie Workman McClendon Route 2, Albright Lane Gallatin, Tennessee	104-10 131-139 pw

QUITCLAIM DEED

APR 10 MISC A* 6.00 * 6.00

THAT WHEREAS, James B. McClendon and wife, Bertie Workman McClendon, purchased certain property in Davidson County, Tennessee, being Lots Nos. 191 and 192 on the Map of R. W. Grizzard Subdivision of part of the Bosley Tract, not of record, by deed from Roy M. Niel and A. M. Weesner, dated August 9, 1949 and recorded in Book 1733, page 307, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said McClendon and wife have heretofore conveyed a portion of said property to Ovada B. Holt, by installment deed of record in Book 3646, page 244, Register's Office for Davidson County, Tennessee; and

WHEREAS, Bertie Workman McClendon has acquired the undivided interest of her husband, the said James B. McClendon, in the remaining portion of said property; and

NOW, THEREFORE, for and in consideration of the premises and the sum of Six Thousand Five Hundred Dollars ($6,500.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, James B. McClendon does by these

presents hereby quitclaim and convey unto his wife, Bertie W. McClendon, her heirs and assigns, as her sole and separate property, all of his right, title and interest in and to the following described property:

> Land in Davidson County, Tennessee, being Lots Nos. 191 and 192 on the map showing Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described according to a survey made by Erle Drake, County Surveyor, October 10, 1930 as follows:
>
> Beginning on the easterly margin of Marlborough Avenue, at a point 200 feet south of the southerly margin of Fairfax Avenue, said point being the corner of Lots Nos. 113 and 191; thence with the line between said two lots, eastwardly 110 feet, more or less, to the southwest corner of Lot No. 114, continuing in the same direction and with the line between Lots Nos. 114 and 191, 50-1/3 feet, more or less, in all 160-1/3 feet to the corner of lots Nos. 190 and 191; thence southwardly and with the westerly line of Lots Nos. 190, 189, and 188, 242 feet to the northerly margin of an alley; thence with said alley, westwardly 265 feet to the easterly margin of Marlborough Avenue; thence with said Avenue, northwardly 132.75 feet to the beginning.
>
> INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICIALLY EXCLUDED HEREFROM THE FOLLOWING DESCRIBED PORTION OF SAID PROPERTY:
>
> Land in Davidson County, Tennessee, being part of Lot No. 192 on the Dr. R. W. Grizzard Subdivision part of Bosley Tract not of record, and more particularly described according to a survey by Hickerson, Engineers, dated September 9, 1963, as follows:
>
> BEGINNING at an iron pin in the northerly margin of a 10 foot alley, said iron pin being 137.2 feet east of an iron pin at the intersection of said northerly margin of said alley and the easterly margin of Marlborough Avenue, said latter pin

being 332.75 feet south of the intersection of the easterly margin of Marlborough Avenue, and the southerly margin of Fairfax Avenue; thence North 31° 43' East 89.5 feet to an iron pin; thence South 57° 30' East 80.0 feet to an iron pin; thence South 9° 0.0' West 121.0 feet to an iron pin in the northerly margin of said 10 foot alley; thence North 46° 58' West 127.8 feet to the point of beginning.

Being part of the property conveyed to James B. McClendon and Bertie Workman McClendon, by deed from Roy M. Niel, et al, of record in Book 1733, page 307, Register's Office for said County, and being all that which remains of said property after the conveyance to Ovada B. Holt as described above and of record in Book 3646, page 244, said Register's Office.

This is improved property known as 3427 Marlborough Avenue, Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

Witness my hand this 27th day of February 1973.

James B. McClendon

STATE OF TENNESSEE)

COUNTY OF Davidson

Personally appeared before Lois Helms, a Notary Public in and for said County and State, the within named James B. McClendon, who acknowledged that he executed the within instrument (QUITCLAIM DEED) for the purpose therein contained.

Witness my hand at Nashville, Tennessee, this the 27th day of February, 1973.

Notary Public

My Commission Expires: 2-11-77