This instrument prepared by:
Robert C. Boyce, Jr., Attorney-a
Room 816, 1717 West End Building
Nashville, Tennessee 37203

BOOK 4774 PAGE 498

to be assigned later SH

QUIT CLAIM DEED

This indenture made and entered into in Nashville, Davidson County, Tennessee on this, the 27th day of April 1972, by and between Mary Buchanan McMahon, hereinafter called the grantor, and Wesley Warren McMahon, hereinafter called the grantee:

WITNESSETH:

That for and in consideration of the mutual covenants, hereinafter expressed, to be paid, kept and performed by the parties;

Mary Buchanan McMahon, the grantor, has bargained and sold and by these presents does transfer and convey unto Wesley Warren McMahon, the grantee, his heirs and assigns, all of her right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 274 on the Map of Richland Realty Company's Second Subdivision, Division "B", of record in Book 332, page 92, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 274 fronts 50 feet on the westerly side of Park Circle and runs back 200 feet on the southerly line and 201 feet on the northerly line to an alley in the rear, measuring 54.5 feet thereon.
>
> Being the same property conveyed to Wesley W. McMahon and wife, Mary B. McMahon, by deed from Thomas M. Pritchett and wife, dated May 22, 1953, and recorded in Book 2146, page 507, Register's Office for Davidson County, Tennessee.
>
> Being the same property decreed to the parties as tenants in common by decree of the Fourth Circuit Court for Davidson County, Tennessee on December 10, 1970.

The said grantor, Mary Buchanan McMahon, and the grantee, Wesley Warren McMahon, stipulate that the value of the property described is $21,045.78.

Wesley Warren McMahon, the grantee, agrees to cancel a debt of $3,022.89 owed him by the said grantor, Mary Buchanan McMahon.

The said grantee agrees to pay $7,500.00 in seventy-five (75) monthly installments of $100.00 each, bearing no interest, and commencing on the first day of June 1972. The grantor expressly agrees that no lein or mortgage shall be held upon said real estate for the payment of said $7,500.00.

The grantee agrees to permit the grantor, Mary Buchanan McMahon, to live in the house located on said property rent-free for a period of two years, or until she remarries, or the house should be taken in condemnation proceedings for a highway project already proposed.

In the event that the grantee should sell said property for the highway project or for any other reason and should elect to buy other real property with the proceeds of said sale, then, on the date of the deed of replacement or relocation of the property, the grantee will furnish to the grantor, at no cost to her, a properly executed mortgage lein in the amount or balance owed to her at that time on that date. In the event that the said grantee should elect not to purchase other property from the proceeds of the sale of the above described property within one year of the date of the sale of said property, then the grantee agrees to pay to the grantor the balance owed to her at that time in a lump-sum.

To have and to hold the said tract or parcel of land with the appurtenances estate, title, and interest thereto belonging to the said Wesley Warren McMahon, his heirs and assigns, forever except for the grantor's reservation of the right to live in said property for a period of up to two years;

And I, Mary Buchanan McMahon, do covenant with the said Wesley Warren McMahon, that I am lawfully seized and possessed of a one-half undivided interest in said land in fee simple and that I have a good right to convey it and that the same is unencumbered;

And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Wesley Warren McMahon, his heirs and assigns, against the lawful claims of all persons whomsoever.

In witness whereof the parties hereto have hereunto set their hands at Nashville, Davidson County, Tennessee this 27th day of April 1972.

Mary Buchanan McMahon

Wesley Warren McMahon

STATE OF TENNESSEE
Davidson County

Personally appeared before me, JOSEPH CARLIN POWERS, a Notary Public, in and for said county and state, the within named bargainors, Mary Buchanan McMahon and Wesley Warren McMahon, with whom I am personally acquainted and who acknowedged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, on this 27th day of April 1972.

Joseph Carlin Powers
Notary Public

My commission expires 11/12/72.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $1600.00. Affiant Wesley W McMahon
Subscribed and sworn to before me this 20th day of Dec 1973
Deputy Register W W Williams

C35958

IDENTIF. REFERENCE

DEC 20 11 53 AM '73

REGISTER
DAVIDSON COUNTY, TENN.

DEC20R	CONV	*1,600.00			
DEC20R	S'TAX		A*	4.16	
DEC20R	PRTEE		A*	.50	
DEC20R	W'DEED		A*	6.00	*