Mail

This instrument was prepared by Rebecca Thomas, Attorney
500 James Robertson Parkway, Nashville, Tennessee 37201

BOOK 4786 PAGE 93

QUITCLAIM DEED

Address New Owner As:	Send Tax Bills To:	Map/Parcel No.
Mr. Ervin T. Sain	Same.	166-10
1212 McGrace Lane		
Nashville, TN 37220		6 PW

FOR AND IN CONSIDERATION of love and affection, and for no monetary consideration; we,

GEORGE T. SAIN and wife, GRACE McMILLAN SAIN,

do hereby quitclaim and convey the tract of land hereinafter described to the following named grantees, their heirs and assigns, in the following proportions: To ERVIN THOMAS SAIN, a one-third (1/3) undivided interest; to SETH W. NORMAN and wife, GENNETTE SAIN NORMAN, a one-third (1/3) undivided interest; and to BEN E. WARD and wife, SUSAN SAIN WARD, a one-third (1/3) undivided interest.

The land conveyed is described as follows:

A tract of land in the 9th Civil District of Davidson County, Tennessee, described according to a survey by James L. Murphy, Jr. dated December 19, 1973, as follows:

Beginning at a point in the fence line and the northerly line of the State of Tennessee Property, as of record in Book 576, Page 59, Register's Office of Davidson County, Tennessee, said point further described as being South 50° 01' 57" East 373.27 feet from a concrete monument stamped C-4 and the southeast corner of the George Gray Property as of record in Book 4441, Page 330, Register's Office for said County; thence with a fence and the northerly line of the State of Tennessee Property South 50° 01' 57" East 412.75 feet to a fence post; thence with a fence and the westerly line of the State of Tennessee Property, as of record in Book 1142, Page 563, Register's Office for said County, North 19° 44' 50" East 633.05 feet to a point; thence North 70° 45' 51" West 13.27 feet to a point in the westerly margin of Crutchfield Avenue; thence with the westerly margin of said Avenue North 19° 14' 09" East 74.60 feet to a point, said point further described as being South 19° 14' 09" West 101.64 feet from the southeast corner of a tract of land, as of record in Book 4330, Page 220, Register's Office for said County; thence North 70° 22' 12" West 724.50 feet to a point in the easterly line of the George Gray property, said point further described as being South 19° 37' 48" West 70.00 feet from the northeast corner of the George Gray property; thence with the easterly line of the George Gray property South 19° 37' 48" West 96.00 feet to a point in the southerly margin of an unopened road, as of record in Book 161, Page 32, Register's Office for said County; thence with the southerly margin of said unopened road South 70° 22' 12" East 350 feet to a point; thence leaving the southerly margin of said unopened road South 19° 37' 48" West 468.11 feet to the point of beginning, containing 6.41 acres, more or less.

Included in the above description, but specifically excluded therefrom is all that portion of the land within the bounds of any roads or highways, particularly Blanton Avenue.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this 4th day of February, 1974.

Notary Public

My Comm'n. Expires: Febr. 26, 1977

THOMAS L. PENNEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Being part of the property conveyed to Fannie Hill Sain by deed in Book 1142, Page 272, and E. J. Sain by deed in Book 1236, Page 368, Register's Office of said County, and part of the property passing to George T. Sain under the Will of Fannie Hill Sain of record in Will Book 75, Page 98, and the Will of Ervin J. Sain, of record in Will Book 77, Page 287, Office of County Court Clerk of Davidson County.

This is unimproved property located on Blanton Avenue in Nashville, Davidson County, Tennessee.

To have and to hold said tract of land to Ervin Thomas Sain, Seth W. Norman and wife, Gennette Sain Norman, and Ben E. Ward and wife, Susan Sain Ward, as aforesaid, their heirs and assigns forever.

WITNESS our hands at Nashville, Tennessee, this 4th day of February, 1974.

FEB-6 MISC A* 4:00 * 4:00

George T. Sain

George T. Sain

Grace McMillan Sain

Grace McMillan Sain

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Thomas L. Penney, a Notary Public in and for said County and State, the within named George T. Sain and wife, Grace McMillan Sain, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of February, 1974.

Thomas L. Penney

Notary Public

THOMAS L. PENNEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE EXPIRES NOV 03 1977

My Commission Expires:

Feb. 26, 1977

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IDENTIF. REFERENCE

FEB 6 3 11 PM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.