Quitclaim

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
IDA SEWELL BOOK 4877 PAGE 524

TO
HELEN S. WEINBERG and
MARTIN SEWELL

For draftsman's use
Mail
Prepared by
David J. Levine
717 Stahlman Bldg.
Nashville, Tenn. 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martin Sewell, et al (NAME)	Same (NAME)	
6611 Twinridge Lane (STREET ADDRESS OR ROUTE NUMBER)	6611 Twinridge Lane (STREET ADDRESS)	93-15
Cincinnati, Ohio 45224 (CITY) (STATE) (P. O. ZIP)	Cincinnati, Ohio 45224 (CITY) (STATE) (ZIP)	15 7 16 KC

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

DEC 27 12 23 PM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ None

David J. Levine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF December 1974

Steven L. Crabb
Notary Public

MY COMMISSION EXPIRES: 12-8-75

(AFFIX SEAL)

C82580

For and in Consideration of the ~~[illegible]~~ love and affection which I have for my children, namely, Helen S. Weinberg and Martin Sewell, DOLLARS

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory in Document When Received.

I, IDA SEWELL,

have bargained and sold, and by these presents do transfer and convey unto the said HELEN S. WEINBERG and MARTIN SEWELL,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of Lot No. 33 on the Plan of the McGeehee Addition to Nashville, as of record in Minute Book "A", page 363, Chancery Court, Davidson County, Tennessee, described as follows:

BEGINNING at a point, on the east right of way line of 3rd Avenue, South 253 feet northwesterly from the northeast corner of 3rd Avenue North and McCann Street N 62° 26' E 78.5 feet to a point, on the south right of way line of Lafayette Street; thence S 66° 58' W, 51.86 feet along said south right of way line to a point; thence S 62° 26' W, 56 feet to a point; thence N 81° 49' W, 68.2 feet to a point of beginning. Containing 2,690 square feet and being part of the same property conveyed to Charles Sewell by deed from C. E. Brooks and wife as of record in Book 1676, page 151, Register's Office, Davidson County, Tennessee.

THE ABOVE described property has been condemned in fee simple. It is to be used for the construction of a controlled access highway and all right of ingress and egress to, from and across the same and to and from abutting lands is hereby condemned.

THE HIGHWAY DEPARTMENT of the State of Tennessee, or its duly authorized agents or assigns is hereby given the right to enter upon grantors remaining land for the purpose of removing improvements and/or encroachments which are located both on the land granted to said highway Department and the remaining land of the grantor herein, leaving 1110 square feet, more or less.

DEC27 MISC A* 4.00 * 4.00

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This is (X) unimproved ( ) improved property, known as 219 Lafayette Street, 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 HELEN S. WEINBERG and MARTIN SEWELL, their heirs and assigns, forever.

And I do covenant with the said HELEN S. WEINBERG and MARTIN SEWELL, 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, IDA SEWELL, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said HELEN S. WEINBERG and MARTIN SEWELL, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 23rd day of DECEMBER, 1974

I Ida Sewell
I.S.
WITNESS Mary A. Cozmer
WITNESS Miriam Richman

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~DAVIDSON~~ HAMILTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named IDA SEWELL

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 Cincinnati, Ohio,
this 23rd day of December, 1974

Norman I Barron
Notary Public.

NOTARY PUBLIC STATE OF OH

Commission expires

NORMAN I. BARRON, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My Commission has no expiration
Date, Section 147.03 R. C.

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