BOOK 4878 PAGE 370

FORM NO. WD-1

QUIT CLAIM DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1.00

Charles Alexander
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December 1974.

Notary Public

MY COMMISSION EXPIRES: 10/26/1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Charles Alexander, Attorney, 1822 Parkway Towers, Nashville, Tn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francis S. Lawrence (NAME)	Same (NAME)	Map #105-7
812 Kendall Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel #419
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, CHARLES ALEXANDER, TRUSTEE, FOR THE USE AND BENEFIT OF FRANCIS S. LAWRENCE, BENEFICIARY

HEREINAFTER CALLED THE GRANTOR~~S~~, ~~HAVE~~ S BARGAINED AND SOLD, AND BY THESE PRESENTS ~~DO~~ DOES TRANSFER AND CONVEY ~~UNTO~~ AN UNDIVIDED ONE HALF INTEREST UNTO FRANCIS S. LAWRENCE, HIS HEIRS AND ASSIGNS,

HEREINAFTER CALLED THE GRANTEE~~S~~, ~~THEIR~~ HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 1 on the plan of B. F. Brown's Subdivision of the Rain Spring property, as of record in Book 57, page 115, Register's Office for said County, described as follows:

BEGINNING at a point on the westerly margin of 4th Avenue South, formerly Nolensville Pike as now located at the southeast corner of Lot No. 2 of said subdivision, as now located; thence with the line between said Lots Nos. 1 and 2, and the southern terminus of an alley westwardly 120 feet, more or less, to the northeast corner of Lot No. 11 conveyed to JIM COURSEY and wife, by Deed from SADIE V. STEIN, of record in Book 4479, page 921, said Register's Office: thence with the eastern boundary line of said Lot No. 11 southwardly to the northern boundary of Lot No. 12 on said plan; thence with same eastwardly 94 feet, more or less, to the northerly margin of an alley; thence with the same eastwardly to the westerly margin of said 4th Avenue South as now located: thence with same northwardly 112 feet, more or less, to the beginning.

BEING part of the same property conveyed to CHARLES ALEXANDER, TRUSTEE, by Deed from ROBERT N. PARRISH, JR., and WALTER PARRISH of record in Book 4558, page 172, Register's Office for Davidson County, Tennessee.

TO HAVE and to hold said real estate as tennants in common with JAMES E. COURSEY, his heirs and assigns, with the appurtenances, estate, title and interest belonging to the said FRANCIS S. LAWRENCE, his successors, heirs and assigns forever.

I COVENANT that I have a good right to convey it and that the same is unencumbered.

This is unimproved (X) improved ( ) property, known as 1411 and 1413 4th Ave. South, Nashville, Tenn. 37210
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

~~TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.~~

Witness my hand this 10th day of December, 19 74

Charles Alexander

Trustee

STATE OF TENNESSEE
Davidson County

BOOK 4878 PAGE 371

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES ALEXANDER, TRUSTEE

the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of December 1974

Commission expires 10/26/77

Joe F. Borden
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

CHARLES ALEXANDER, TRUSTEE

TO

FRANCIS S. LAWRENCE

C 82950

IDENTIF. REFERENCE

DEC 31 10 25 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC31 MISC A* 4.00 * 4.00