BOOK 4882 PAGE 171

Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

FROM

William R. Stinnett, Trustee

AND

TO Capitol Tool & Die Co., Inc.

FROM

TO

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Capitol Tool & Die Co., Inc. (NAME)	Capitol Tool & Die Co., Inc. (NAME)	42-12-71
Williams Avenue (STREET ADDRESS OR ROUTE NUMBER)	Williams Avenue (STREET ADDRESS)	
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY:

Herbert A. Summar
404 J C Bradford Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ None

Herbert A. Summar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January, 1975

Notary Public.

MY COMMISSION EXPIRES: Dec. 9, 1976

(AFFIX SEAL)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create

We, William R. Stinnett, Trustee

by these presents do hereby quitclaim and convey unto Capitol Tool & Die Co., Inc.

, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land lying in the 11th Civl District of Davidson County, Tennessee, being part of Lot No. 1 of the "Gee Lands", not of record, described as follows:
Beginning at an iron pipe in the east right of way of the L & N Rialroad, 300 feet south of the right of way of Williams Avenue; thence south 80° 59' east 160 feet to an iron pipe: thence south 81° 12' east 112.16 feet to an iron pin: thence south 17° 55' west 437.5 feet to an iron pipe; thence north 88° 04' west 275 feet to an iron pipe in the L & N Rialroad right of way; thence with the right of way of said L & N Railroad, north 17° 22' east 471 feet to the point of beginning, containing 2.78 acres; together with a 20 foot perpetual easement for egress and ingress across the land of Rich P. Richards, which is located between the above land and Williams Avenue, being the easterly 20 feet of same and extending from the northeasterly corner of above land to said Williams Avenue.
Including but excluding therefrom a tract of one acre, more or less, conveyed to Capitol Tool & Die Co., Inc., by deed from J.T. Howell, Jr., Trustee, of record in Book 3219, Page 507, R.O.D.C., Tennessee.
Being part of the real property conveyed to J.T. Howell, Jr., Trustee, by deed from Randall Phillips and wife, of record in book 3096, page 132, said Register's Office.
Being the same property conveyed by T.J. Howell, Jr., Trustee, to Capitol Tool & Die Co., Inc., of record in Book 4073, Page 809, R.O.D.C., Tennessee.
Being the same property conveyed to William R. Stinnett, Trusteefrom Capitol Tool & Die Co., Inc., of record in Book 4514, Page 216, R.O.D.C., Tennessee.

This is { unimproved } { improved } property, known as Williams Avenue (House Number) (Street) Madison, Tennessee P. O. Address (City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said William R. Stinnett, Trustee, TOXXXX, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Capotil Tool & Die Co., Inc.

its heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 2nd day of December, 19 74

William R Stinnett

Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, R STEVEN WILLIS, a Notary Public in and for said County and State, the within named, WILLIAM R. STINNETT, TRUSTEE, 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 2ND day of December, 19 74

R Steven Willis

Notary Public.

My commission expires:

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, JAN 17 75 MISC A* 4.00 * 4.00, a Notary Public in and for said County and State, the within named, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this day of, 19

Notary Public.

My commission expires:

IDENTIF. REFERENCE

JAN 17 11 48 AM '75

FEDA Z REGISTER
DAVIDSON COUNTY, TENN.

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