BOOK 4883 PAGE 299

# QUITCLAIM DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Melvin Hays (NAME) | same (NAME) | 76 |
| 4416 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | P/o 26 |
| Old Hickory, TN. 37138 (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to* Melvin Hays and wife, Virginia Hays

*We,* Melvin Hays

*by these presents do hereby quitclaim and convey unto* W.G. Traber, *Trustee, his successors and assigns, the following described tract or parcel of land, to wit:* JAN 23 MISC A* 4.00 * 4.00

Land in the 4th Civil District of Davidson County, Tennessee, containing two tracts: FIRST TRACT: A tract of land in the Fourth Civil District of Davidson County, Tennessee, being Lot A in the division of the lands of W.S. Hays, deceased, as shown by Minute Book I, page 369, County Court of Davidson County, Tennessee

Said Lot contains 28 acres, more or less, and is the same property purchased by T.B. Hays from the Sheriff of Davidson County, Tennessee, at an execution sale on the 30th day of December, 1879, in the case of Laura T. Hays vs. Z.T. Hays in the Chancery Court of Davidson County, Tennessee.

SECOND TRACT: A certain tract of land in the Fourth Civil District of Davidson County, Tennessee, being the same tract of land purchased by T.B. Hays at a sheriff's sale on the 26th day of March, 1880, in the case of Laura J. Hays vs. Z.T. Hays in the Chancery Court of Davidson County, Tennessee, and being the old homeplace of Z.T. Hays, deceased

Said tract of land lies adjacent to Lot A of the division of the real estate of W.S. Hays, deceased, as shown by Minute Book I, page 369, County Court of Davidson County, Tennessee. For original source of title of Z.T. Hays reference is here made to Book 13, page 223, R.O.D.C. Tennessee. Said tract contains 20.6 acres.

Being the same property conveyed to Melvin Hays, the only living heir of Irene Hays who died intestate in Davidson County, Tennessee, on the 9th day of March, 1956, said ~~conveyance being evidenced by an Affidavit of Heirship recorded~~ in

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $ None

Subscribed and sworn to before me, this the 20th day of January 19 75

Affiant

My commission expires: 11-18-78 (Affix Seal)

Notary Public

DAVIDSON COUNTY, TN NOTARY PUBLIC

( ) Unimproved (X) This is improved ) property, known as Tulip Grove Rd. Hermitage, TN. 37076
(House Number) (Street) 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* W.G. Traber, *Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto* Melvin Hays and wife, Virginia Hays

their *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* 20th *day of* January, *19* 75.

Melvin Hays

W.G. Traber
*Trustee.*

**THIS INSTRUMENT WAS PREPARED BY:**

Traber & Robinson, Attorneys
217 Shady Grove Rd.
Nashville, TN. 37214

BOOK 4883 PAGE 300

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Melvin Hays, 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 20th day of January, 1975

Dean Robinson
Notary Public

My commission expires: 11-18-78

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W.G. Traber, 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 20th day of January, 1975

Dean Robinson
Notary Public

My commission expires: 11-18-78

DEAN ROBINSON NOTARY PUBLIC DAVIDSON

QUITCLAIM

# Deed

From: Melvin Hays

to: W.G. Traber Trustee.

AND

From: W.G. Traber Trustee.

to: Melvin Hays et ux

C 85214

IDENTIF. REFERENCE

JAN 23 10 34 AM '75

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

**Guaranty Title**

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

William G. Traber
P. O. Box 2255
Nashville, Tenn. 37214

Book 2604, page 348 R.O.D.C.

INCLUDED BUT EXCLUDED FROM THIS CONVEYANCE is the following tract of land conveyed to Billie F. Bethel and wife, Barbara E. Bethel from Melvin Hays by deed as recorded in Book 4129, page 575 R.O.D.C. and described as follows:

BEGINNING at a point 376.0 feet more or less East from the NE corner of the Dower Tract on the Subdivision of the Wm. S. Hayes estate, as of record in Minute Book I, page 369 in the County Court of Davidson County, Tennessee, and thence N. 15° 39' E., 625.70 feet with the fence to an iron pin; thence S. 82° 08' E., 625.00 feet to an iron pin; thence S. 15° 33' W., 628.90 feet to an iron pin by a 12-inch Box Elder tree in the fence line; thence N. 81° 36' W., 625.29 feet to the beginning and containing 8.99 acres more or less.

Included in this conveyance is a 30-foot right-of-way beginning at the SW corner of the above described tract and running westerly to the old abandoned Tulip Grove Road, being the same property conveyed to Irene Hays by deed from L. Hays as of record in Book 1086, page 379, Register's Office, Davidson County, Tennessee.

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