BOOK 4895 PAGE 421

NAME AND ADDRESS OF NEW OWNER:

JAMES EDWARDS STEVENS, JR.
4229 Wallace Lane
Nashville, Tennessee 37215

146-16
Gpw

SEND TAX BILLS TO:

JAMES EDWARDS STEVENS, JR.
4229 Wallace Lane
Nashville, Tennessee 37215

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

MAR 12 MISC A* 4.00 * 4.00

QUITCLAIM DEED

THIS INSTRUMENT made and entered into on this, the 11th day of March, 1975, by and between MILDRED NIXON, widow of EDWARD P. NIXON, JR., hereinafter called "Grantor", and JAMES EDWARDS STEVENS, JR., hereinafter called "Grantee".

W I T N E S S E T H:

THAT, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, Grantor hereby transfers, conveys and quitclaims unto the Grantee all of her right, title and interest in and to the following-desribed real estate in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Brentwood Hall, Section III, as of record in Book 2133, Page 14, Register's Office for said County.

Said Lot No. 21 is more particularly described as follows: BEGINNING at a point in the westerly margin of Trousdale Drive, the common corner of Lots 20 and 21; thence with the line between said Lots 20 and 21, westerly 154.9 feet to a point, the common corner of Lots 19, 20 and 21; thence along the line between Lots 19 and 21 in a northwesterly direction 97.1 feet to a point, the common corner of Lots 21 and 22; thence along the line between Lots 21 and 22 easterly 181.5 feet to a point in the westerly margin of Trousdale Drive, the common corner of Lots 21 and 22; thence with the westerly margin of said Drive in a southerly direction, 90 feet to the point of beginning.

THIS INSTRUMENT PREPARED BY:
H. Stennis Little, Jr.
LITTLE, THRAILKILL AND OWEN, P.C.
25TH Floor, First American Center
Nashville, Tennessee 37238

THIS CONVEYANCE is made subject to restrictions of record in Book 1788, Page 143; Book 2084, Page 409; and Book 2091, Page 971, Register's Office for Davidson County, Tennessee, and set-back line and easement of record in Book 2133, Page 14, Register's Office for said County.

BEING the same property conveyed to EDWARD P. NIXON, JR., and wife, MILDRED NIXON, by Deed from JAMES EDWARD STEVENS, JR., and wife, ELIZABETH NIXON STEVENS, of record in Book 2242, PAGE 321, of the Register's Office of Davidson County, Tennessee.

TO HAVE and to hold the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging unto the said Grantee, his successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has executed this instrument on the day and date first above written.

Mildred Nixon
Mildred Nixon

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me, Ann R. Stephens, a Notary Public in and for said County and State, the within named MILDRED NIXON, widow of EDWARD P. NIXON, JR., the bargainor, with whom I am personally acquainted; and who acknowledged that she executed the foregoing QUITCLAIM DEED for the purposes therein contained.

WITNESS MY HAND and official seal at office in Nashville, Tennessee, this 11th day of March, 1975.

Ann Randee Stephens
Notary Public

MY COMMISSION EXPIRES:

My Commission Expires Nov. 27, 1978

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $ 10.00.

Mildred Nixon
Affiant

Subscribed and Sworn to before me, this, the 11th day of March, 1975.

Ann Randee Stephens
Notary Public

MY COMMISSION EXPIRES:

My Commission Expires Nov. 27, 1978

NOTARY PUBLIC AT LARGE

FELIX E. ... REGISTER
DAVIDSON COUNTY, TENN.

MAR 12 2 28 PM '75

IDENTIF. REFERENCE

C 90403