This instrument prepared by:
Farris, Evans & Warfield, 18th Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 4913 PAGE 955

Burger + Tax Bills
Carroll Brunner Crosslin
960 Percy Warner Blvd.
Nashville Tenn.

93-6-2
47-48
PW

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the love and affection I have for my daughter, I, the undersigned, MADELINE C. BRUNNER, do hereby give, convey and quitclaim unto my daughter, CARROLL BRUNNER CROSSLIN (Mrs. Justin Dell Crosslin), certain real estate described below consisting of 40 feet fronting on the Westerly side of

MAY 19 MISC A* 4.00 * 4.00

Second Avenue, North in Nashville, Davidson County, Tennessee, the said 40 feet consisting of two lots described as follows:

One lot being the southerly one-half of the northerly one-half of lot No. 2 on the plan of Richard Cross' Subdivision of lots Nos. 29 and 30 (being part of lot No. 30) in the Original Plan of Nashville, said plan of subdivision is of record in Will Book 9, Page 75, County Court for said County.

Beginning on the westerly margin of 2nd Avenue North, as widened, 85 feet northwardly from the northerly margin of Broad Street; thence with the westerly margin of 2nd Avenue North, northwardly 20 feet; thence westwardly 85 feet, more or less, to the easterly margin of an alley; thence with said alley, southwardly 20 feet; thence eastwardly 85 feet, more or less, to the beginning.

Being the same property as that conveyed to John A. Brunner and wife, Madeline C. Brunner by deed dated August 31, 1960, of record in Book 3128, Page 553, Register's Office for Davidson County, Tennessee; the said John A. Brunner having since died.

The second lot being known as No. 111 Second Avenue North, in the City of Nashville, and being part of Lot No. 30 on the unrecorded plan of the City of Nashville and being known as the north one-fourth of Lot No. 2 on the Plan of Richard Cross Subdivision of part of Lots Nos. 29 and 30 on said original Town as shown in Minute Book 9, page 75, in the Office of the County Court Clerk for said County, described as follows:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 35,300

Subscribed and sworn to before me, this the 23rd day of May, 1975.

Notary Public

My Commission Expires:

Madeline C Brunner
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May 1975
Deputy Register

Said part of said lot fronts 20 feet on the west side of Second Avenue North and runs back between parallel lines 100 feet to an alley and begins at a point 105 feet north of Broad Street, being the same property conveyed to John A. Brunner and wife, Madeline C. Brunner, of record in Book 2809, Page 592, Register's Office for Davidson County, Tennessee, by deed dated October 15, 1958.

Second Avenue North was widened in 1937 as shown in Book 4, page 428 of the Minutes of the City Clerk's Office, and 15 feet was taken off the front of the lot in question for the widening of Second Avenue, and any land within the bounds of Second Avenue North is hereby excluded.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carroll Brunner Crosslin (Mrs. Justin Dell Crosslin), her heirs and assigns, forever. And I do covenant with the said Carroll Brunner Crosslin that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and that the same is unencumbered, except for taxes due the Metropolitan Government of Nashville and Davidson County for the year 1975 which Grantee assumes.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Carroll Brunner Crosslin, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 23rd day of April, 1975.

Madeline C. Brunner
Madeline C. Brunner

C98911

IDENTIFICATION REFERENCE
MAY 18 12 43 PM '75
FEE REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, N. F. Perez, a Notary Public in and for said County and State, the within named MADELINE C. BRUNNER, 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 office, this 23rd day of April, 1975.

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

N. F. Perez
Notary Public

My Commission Expires: My Commission Expires May 2, 1977