This instrument was prepared by: John R. Reynolds, Attorney
507 American Trust Building
Nashville TN 37201

QUITCLAIM ~~WARRANTY~~ DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Emma Gardner (NAME:) | - SAME - | 2W - 18060 |
| 815 Lischey Avenue (STREET ADDRESS OR ROUTE NUMBER) | BOOK 4935 PAGE 873 (STREET ADDRESS) | 81 - 16 |
| Nashville TN 37207 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | 124 |

*For and in Consideration of the sum of*

TEN and no/100 ---------- ($10.00) ---------- *DOLLARS*
cash in hand paid and other good and valuable considerations, the receipt of which are hereby acknowledged,

we, May Frances Sharpe and Alyce Booze, hereby quitclaim and convey all our right, title and interest to

~~have bargained and sold, and by these presents do transfer and convey unto~~ ~~the said~~

Emma Gardner, her in and to *heirs and assigns/ a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Lot No. 65 in McGavock, Wetmore and others Second Addition, called "The Addition to the Town of McGavock," a plan of which is of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 65 fronts fifty (50) feet on the west side of 11th Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Dock Lee and wife, Irene Lee, by deed from Alice Batey, of record in Book 836, page 119, Register's Office for Davidson County, Tennessee. The said Dock Lee and wife, Irene Lee, are now deceased and May Frances Sharpe, Alyce Booze and Emma Gardner are their only surviving heirs-at-law.

There is included in this description, but excluded from this conveyance, that part of Lot No. 65 previously conveyed by Irene Lee, a widow, to the State of Tennessee for the use and benefit of the Department of Highways by deed of record in Book 4133, page 861, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the easterly margin of an alley, said point being the common corner between Lots 64 and 65 in D. R. McGavock and Others' Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee; thence with the

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 25th day of July 19 75

Emma Lee Gardner
Affiant

My commission expires: _____ (Affix Seal)

W. W. Williams
Notary Public

easterly margin of said alley and the westerly boundary of Lot 65 in the aforesaid subdivision, N 33° 45' 55" W 50 feet to a point, said point being the common corner between Lots 65 and 66 in the aforesaid subdivision; thence with the common line between said Lots 65 and 66 N 56° 06' 53" E 150 feet to a point, on the westerly margin of 11th Avenue, said point being the common corner of Lots Nos. 65 and 66; thence S 17° 31' 33" E 52.11 feet to a point in the common line between said Lots 64 and 65; thence with the common line between said Lots 64 and 65, S 56° 06' 53" W 135.43 feet to the point of beginning.

Containing 7,136 Sq. Ft. more or less.

unimproved ( )
This is improved (X) property, known as 1227 - 11th Avenue North, Nashville TN
(House Number) (Street) P. O. Address: (City or Town)

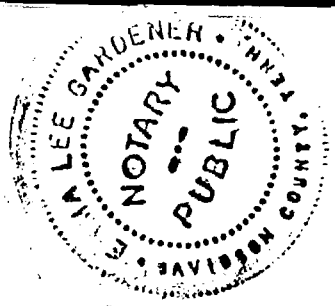
*To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Emma Gardner, her *heirs and assigns, forever.*

*And* we *do covenant with the said* Emma Gardner *that* we are an interest in *lawfully seized and possessed of/said land in fee simple; have a good right to convey it, and the same is unencumbered.*

*And* we, May Frances Sharpe and Alyce Booze, *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Emma Gardner, her *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 23rd *day of* July, *19* 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

May Frances Sharpe

Alyce Booze




*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me,* Emma Lee Gardner, *a Notary Public in and for said County and State, the within named* May Frances Sharpe and Alyce Booze

*the bargainor*S*, 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* 23rd *day of* July, *19* 75.

Emma Lee Gardner, *Notary Public.*

*Commission Expires* June 30, 1979.

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*STATE OF*.....
*COUNTY OF*.....

*Personally appeared before me,* ....., *a Notary Public in and for said County and State, the within named*.....

*the bargainor*....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at*....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

*Commission Expires*.....

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*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Before me,* ....., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

*Witness my hand and seal, at office in*....., *this*.....*day of*....., *19*.....

.....
**Notary Public**

*Commission Expires*.....

# WARRANTY DEED

FROM

MAY FRANCES SHARPE et al

TO

~~Mail~~

EMMA GARDNER

500 Arrington St

Mach. Tenn 37207

JUL 28 5 MISC

D0 85 02

IDENTIF. REFERENCE

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Jul 28 9 15 AM '75

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

A* 8.00 * 8.00

**Chicago Title Insurance Company**
First American Center — Phone 255-4631
NASHVILLE, TENNESSEE 37238

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