BOOK 4983 PAGE 453

This instrument prepared by: Stewart, Black & Ayers, Attorneys at Law, 223 Madison St., Madison, Tn. 37115

Buyer + ~~Seller~~ tax bills
Bertrand W. Russell
1101 Berwick Trail
Madison, Tenn.

First Federal Savings + Loan Assn 4th + Union Nashville, Tenn

QUITCLAIM DEED

This Instrument made and entered into on this the 14 day of January, 19 76 by and between MARIAN D. RUSSELL, hereinafter referred to as the Grantor, and BERTRAND W. RUSSELL, hereinafter referred to as the Grantee;

W I T N E S S E T H:

That for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, the Grantor conveys and quitclaims unto the Grantee, all of her right, title and interest in and to the following real estate situated in Davidson County, Tennessee, described as follows:

JAN 14 MISC B* 4.00 * 4.00

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 37 on the Plan of Madison Heights, Section 2, Part 3, as of record in Book 2083, page 98, Register's Office for said County, described as follows: Beginning at a point in the northeasterly margin of Berwick Trail at the corner of Lots Nos. 36 and 37; thence with the line between said two lots northeastwardly 144.07 feet; thence North 22 deg. 04' east 140.34 feet to the southerly margin of Peeler Trail; thence with same southwestwardly 303.79 feet to the beginning of a curve; thence around said curve with a radius of 25 feet southeastwardly 39.52 feet to the northeasterly margin of Berwick Trail; thence with same southeastwardly 168.95 feet to the beginning.

Being the same property conveyed to Bertrand W. Russell and wife, Marian D. Russell, by deed from Harold E. Madaras and wife, Helen N. Madaras, of record in Book 3891, page 273, Register's Office for Davidson County, Tennessee.

To have and to hold said property, with all appurtenances thereto, unto the Grantee, BERTRAND W. RUSSELL, heirs and assigns forever, with covenant of general warranty of title.

IN WITNESS WHEREOF, the Grantor has hereunto set her signature on this the day and date first above written.

Marian D. Russell
MARIAN D. RUSSELL

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, MARIAN D. RUSSELL, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of January, 1976.

Claire L. Raines
NOTARY PUBLIC

My Commission Expires: 5/13/79

CLAIRE L. RAINES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

D32119

T
IDENTIF. REFERENCE

JAN 14 1 42 PM '76

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.