| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NOS. |
|---|---|---|
| Mary Lindsay Polk Stone and Mary Lindsay Polk | | 91-15-75 |
| NAME<br>McClanahan Road, Route 8 | NAME<br>Mary Lindsay Polk and Mary Lindsay Polk Stone | 92-12-451<br>92-12-452 |
| STREET ADDRESS OR ROUTE NO.<br>Brentwood, Tennessee 37027 | STREET ADDRESS<br>BOOK 5011 PAGE 86 | 82-9-400 |
| (CITY) (STATE) | (CITY) (STATE) (ZIP CODE) | |

Mail-7 Prepared by John W. Kelley
Little, Shacklett & Owen
35th Floor, First American Center 37238

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 22nd day of March, 19 77.

John W. Kelley
NOTARY PUBLIC

Anne B. Ewers
AFFIANT

MY COMMISSION EXPIRES: August 8, 1977
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

WHEREAS, by Deed of record in Book 1151, page 584, Register's Office for Davidson County, Tennessee, certain parcels or lots of land were conveyed from G. H. Balthrop, et ux to William G. Polk; and,

WHEREAS, by Deed of record in Book 1181, page 606, Register's Office for Davidson County, Tennessee, certain parcels or lots of land were conveyed from Penn Mutual Life Insurance Company to William G. Polk; and,

WHEREAS, by Deed of record in Book 954, page 442, Register's Office for Davidson County, Tennessee, certain parcels or lots of land were conveyed from John P. Swann, et ux to William G. Polk; and,

WHEREAS, by Deed of record in Book 1320, page 27, Register's Office for Davidson County, Tennessee, certain parcels or lots of land were conveyed from William O. Lee, Trustee, to William G. Polk; and,

WHEREAS, William G. Polk died intestate on May 15, 1975 and was survived by his wife, Mary Lindsay Polk and his only child, Mary Lindsay Polk Stone; and,

WHEREAS, the deceased's widow, Mary Lindsay Polk, was appointed by the Probate Court at Franklin, Tennessee, County of Williamson, as Administratrix of the Estate of William G. Polk on the 20th day of May, 1975; and,

WHEREAS, the decedent was a resident of Williamson County, Tennessee at the date of his death; and,

WHEREAS, Tennessee Code Annotated §31-601 provides that a widow shall be entitled to a dower in one-third (1/3) part of all the lands of which her husband died seized and possessed and Tennessee Code Annotated §31-101 provides that the land of an intestate owner shall be inherited by the sons and daughters of the deceased; and,

WHEREAS, the parties desire to execute the Deed to effectuate the transfer of the following described land pursuant to the statutory laws of the State of Tennessee.

NOW, THEREFORE, FOR AND IN CONSIDERATION of One ($1.00) Dollar cash in hand paid by Mary Lindsay Polk and Mary Lindsay Polk Stone to the Estate of William G. Polk and to each other, other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by all parties, and for the purposes of transferring title to the following described property from the Estate of William G. Polk to Mary Lindsay Polk and Mary Lindsay Polk Stone pursuant to Tennessee statutory law, the Estate of William G. Polk, acting by and through its duly qualified Administratrix, hereby quitclaims and conveys all the right, title and interest of the Estate of William G. Polk in the hereinafter described property as follows: to Mary Lindsay Polk a life Estate as to an undivided one-third (1/3) interest, with the remainder of said one-third (1/3) interest to Mary Lindsay Polk Stone, her heirs, successors and assigns, and to Mary Lindsay Polk Stone, her heirs, successors, representatives and assigns, the remaining undivided two-thirds (2/3) interest, in and to the following tract(s) of land located in Davidson County, Tennessee:

TRACT I

Beginning on the easterly margin of Richland Avenue at a point 60 feet south of the southeast corner of Richland Avenue and Nevada Avenue, thence with the easterly margin of Richland Avenue southwardly 60 feet thence eastwardly 80 feet, more or less, to the westerly line of the property conveyed to Charles Neil Stewart and wife, by Deed from K. A. Berry and wife of record in Book 1046, Page 8, said Register's Office, thence with said Stewart's westerly line northwardly 60 feet to a point 60 feet south of the southerly margin of Nevada Avenue, thence westwardly 90 feet, more or less, to the beginning.

Being part of the property conveyed to W. G. Polk in Deed Book 1151, Page 584.

This is the improved property known as 238 - 54th Avenue North, Nashville, Tennessee

TRACT II

Being the easterly part of Lot No. 60 on the plan of Boyd Home tract, as of record in Book 21, Page 39 of the Register's Office for Davidson County, Tennessee, and more particularly described according to a survey made by S. R. Sanford, Jr., Civil Engineer, May 11, 1942 as follows:

Beginning at a point on the westerly side of 16th Avenue North 110 feet north of the north margin of West End Avenue, being the north margin of a 10 foot alley; thence westerly with the north margin of said alley 140.1 feet to a point; thence in a northerly direction 96.24 feet to a point in the dividing line between Lots Nos. 59 and 60; thence with the dividing line between Lots 59 and 60 easterly 138 feet to the westerly margin of 16th Avenue North; thence with the margin of the same southerly 72 feet to the point of beginning.

Being the same property conveyed to William G. Polk of record in Deed Book 1181, Page 607.

This property is the improved property known as 111-113 - 16th Avenue North, Nashville, Tennessee.

TRACT III



Being part of Lot No. 75 in D. T. McGavock's first addition to Nashville, a plan of which is of record in Book 10, Pages 606 to 609, Register's Office for said County.

Being Lot No. 3 in Lena Bradshaw's subdivision plan not of record described as follows: Beginning on the southerly margin of Madison Street 200 feet westerly from the westernly margin of Fourth Avenue North; thence with the southerly margin of said street westerly 36 feet 1 inch to the easterly margin of an alley; thence with the easterly margin of said alley southerly 118 feet, more or less, to the northerly margin of a 13 foot alley; thence with said alley easterly 36 feet 1 inch; thence northerly 118 feet, more or less, to the beginning.

Being the same property conveyed to W. G. Polk in Deed Book 954, Page 442.

This property is the improved property known as 411 Madison Street, Nashville, Tennessee.

It is the intention of the parties as to each tract of land owned by the decedent, to transfer an undivided one-third to Mary Lindsay Polk for life, with the remainder to Mary Lindsay Polk Stone, her heir, successors and representatives and assigns, and to transfer the remaining undivided two-thirds to Mary Lindsay Polk Stone in fee simple, pursuant to Tennessee statutory law. Mary Lindsay Polk and Mary Lindsay Polk Stone are executing this Deed in their individual capacities to agree to the above conveyance and to convey their interests in the real property as indicated herein.

IN WITNESS WHEREOF, the parties have executed this instrument on this the 22nd day of March, 1976.

ESTATE OF WILLIAM G. POLK

By Mary Lindsay Polk
Mary Lindsay Polk, Administratrix

Mary Lindsay Polk Stone
Mary Lindsay Polk Stone

Mary Lindsay Polk
Mary Lindsay Polk

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared MARY LINDSAY POLK, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Administratrix of the Estate of WILLIAM G. POLK, the within named bargainor, and that she as such Administratrix, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of March, 1976.

APR-1 '76 MISC B* 10.00 * 10.00

John W. Nelley, Jr.
Notary Public

My Commission Expires: Aug 7, 1977

JOHN W. NELLEY, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, John W. Nelley, Jr., a Notary Public in said County and State, the within named MARY LINDSAY POLK and MARY LINDSAY POLK STONE, 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 26th day of March, 1976.

John W. Nelley, Jr.
Notary Public

My Commission Expires: Aug 7, 1977

JOHN W. NELLEY, JR. NOTARY PUBLIC DAVIDSON COUNTY

D 42753

IDENTIF. REFERENCE

APR 1 11 30 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.