BOOK 5035 PAGE 250 FORM NO. WD-1

QUIT-CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 19 76

_____
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 26th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT L. WHITSON (NAME)	S A M E (NAME)	
Route #4, Holt Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	81-12 108 sw
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LILLIAN A. WHITSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT L. WHITSON and wife, RUTH ANN WHITSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

JUN 15 MISC B* 6.00 * 6.00

SEE ATTACHED SCHEDULE A

FELIX Z. WHITE, REGISTER
DAVIDSON COUNTY, TENN.
JUN 15 11 58 AM '76

IDENTIF. REFERENCE

D 53768

This is unimproved ( ) improved (X) property, known as 1606 Arthur Avenue, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD [illegible] GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of May, 19 76

Mrs. Lillian A. Whitson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LILLIAN A. WHITSON

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 Nashville, Tennessee, this 28th day of May 1976

Commission expires 10/28/78

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
LILLIAN A. WHITSON

TO
ROBERT L. WHITSON, et ux

PLEASE MAIL RECORDED DEED TO:

Alan L. Saturn, Esquire
26th Floor
First American Center
Nashville, Tennessee 37238

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SCHEDULE A

BEING Lot No. 323 on the Plan of McGavock, Wetmore and Others' First Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for said County.

SAID Lot No.323 fronts 50 feet on the easterly side of Arthur, formerly Wetmore Avenue, and runs back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Lillian A. Whitson, for her sole and separate use and estate, free from any present or future husband, by Warranty Deed from Owen Kessler and wife, Margaret Kessler, of record in Book 1853, page 85, Register's Office for Davidson County.

There is included in the above description but excluded from this conveyance, the following described tract of land conveyed by Lillian A. Whitson, a widow, to the State of Tennessee for the use and benefit of the Department of Highways, by instrument of record in Book 4123, page 287, Register's Office for said County:

BEGINNING at a point in the easterly margin of Arthur Avenue, said point being the northwesterly corner of a tract of land conveyed to Lillian A. Whitson, as of record in Book 1853, page 85, Register's Office for Davidson County, Tennessee, said point also being the southwesterly corner of a tract of land conveyed to Sammie Lee King and wife, as of record in Book 2153, page 475, Register's Office for Davidson County, Tennessee; thence with the common line between said tracts of land, N 42° 33' 42" E 119.70 feet to a point; thence S 3° 29' 16" E 69.45 feet to a point in the common line between said Whitson tract and a tract of land conveyed to Ernst Pietsch, as of record in Book 323, page 536, Register's Office for Davidson County, Tennessee; thence with the common line between the last two mentioned tracts of land, S 42° 33' 42" W 71.43 feet to a point in the easterly margin of Arthur Avenue, said point being the common corner between the last two mentioned tracts; thence with the easterly margin of Arthur Avenue and the westerly boundary of said Whitson Tract, N 47° 30' 29" W 50 feet to the point of beginning.

Containing 4,778 square feet more or less, being a part of the same land conveyed to Lillian A. Whitson by deed from Owen Kessler, as of record in Book 1853, page 85, Register's Office for Davidson County, Tennessee.