BOOK 5071 PAGE 144

This instrument prepared by:
Gene Hallworth, Attorney
22 Public Square, Columbia, TN

91-16
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Pw

QUITCLAIM DEED

SEP 22 '9[illegible] MISC 8* 4.00 * 4.00

For and in consideration of One ($1.00) Dollar, cash in hand paid, receipt of which is hereby acknowledged and pursuant to a property settlement agreement pursuant to a divorce in the Chancery Court for Maury County, Tennessee, Case #14778, I, Georgia Irons, have this day bargained and sold and do by the presents transfer and convey unto James Robert Irons, his heirs and assigns forever, all my right, title, and interest, which I believe to be one fourth interest, in the following described property in the County of Davidson in the State of Tennessee:

> Lot No. 112 on the Map of Valley View Subdivision, Section IV, as of record in Book 2330, page 175, Register's Office for said County.
>
> Beginning at a point on the westerly margin of Sentinel Drive at the corner of Lots Nos. 111 and 112; thence with the line between said lots westwardly 121.4 feet to a point; thence northwardly 74 feet to a point in the southerly margin of Dakota Avenue; thence with same eastwardly 97.85 feet to the beginning of a curve; thence around said curve in a southeasterly direction 31.5 feet to a point in the westerly margin of Sentinel Drive; thence with same southwardly 53.97 feet to the beginning.

TO HAVE AND TO HOLD said real estate together with all rights, titles, interests, easements and appurtenances thereunto belonging unto James Robert Irons, his heirs and assigns, in simple forever.

I COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized and possessed of said real estate, and all right, title, and interest, which I believe to be one fourth interest, in said property together with Jerry D. Irons, his wife Ellene V. Irons, and James R. Irons, have a good and lawful right to sell and convey the same.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 1.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 22nd DAY OF Sept 19 91
Deputy Register

Buyer & [illegible]
James Robert Irons
mail Rt. 1
Springfield, Tenn.
37172
Tax bills Brandywine Mgt.
Nashville, Tenn.

I FURTHER COVENANT and hereby bind myself, my heirs and personal representatives that I will forever warrant and defend the title to said real estate unto the Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my signature this 20 day of August, 1976.

GEORGIA IRONS

STATE OF TENNESSEE

COUNTY OF MAURY

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

Witness my hand and official seal at Columbia, Tennessee, this 20 day of August, 1976.

NOTARY PUBLIC

My commission Expires: 1-22-78

IDENTIF. REFERENCE

SEP 22 1 55 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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