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

BOOK 5071 PAGE 146

83-13
161
PW

QUITCLAIM DEED

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 these 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:

SEP 22 83 MISC B* 4.00 * 4.00

Being Lot No. 147 on the plan of East Edgefield Addition to Nashville, as of record in book 21, page 147, Register's Office for said County.
Said Lot No. 147 fronts 50 feet on the northerly side of Boscobel Street, formerly Magnolia Street, and runs back between parallel lines 170 feet to an alley.
Being the same property conveyed to Robert B. Beck and wife, Martha Lou Beck by deed from Tom F. Cone and wife Charlotte H. Cone, or record in Book 4250, page 533, said Register's Office.
Said property is known as 1213 Boscobel Street, Nashville, Tennessee and being the same property in Installment Deed Book 4577, page 875 in the Davidson County Register's Office.

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 and James Robert 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
$ 100
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF Sept 1983
Deputy Register

mail Georgia Irons
Rt 1
Springfield, Tenn
37174

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

D 69262

IDENTIF. REFERENCE

SEP 22 1 56 PM '76

REGISTER
DAVIDSON COUNTY, TENN.