QUITCLAIM DEED

BOOK 5075 PAGE 831

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

SHIRLEY ANN THICKLIN BLUING

TO

LEONARD THICKLIN
(Life Estate being retained by Shirley Ann Thicklin Bluing)

For draftsman's use

THIS INSTRUMENT PREPARED BY:

Mad

Attorney at Law
717 Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHIRLEY ANN THICKLIN BLUING LEONARD THICKLIN (NAME)	UNITED MORTGAGE SERVICING CORP. (NAME)	117-4
1837 Primrose Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Parcel 362
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE 1

OCT 6 2 44 PM '76

FEE & TAX REGISTER DAVIDSON COUNTY, TENN.

D71380

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ NONE

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October 1976

Notary Public

~~MY COMMISSION EXPIRES:~~ Dec. 14, 1979

~~(AFFIX SEAL)~~

~~For and in Consideration of the sum of~~ ~~DOLLARS~~

love and affection which I have for my son, namely, LEONARD THICKLIN, and other good and valuable considerations, but no monetary consideration, the receipt of which is hereby acknowledged,

OCT-6 MISC B* 4.00 * 4.00

I, SHIRLEY ANN THICKLIN BLUING, have bargained and sold, and by these presents do transfer and convey unto the said LEONARD THICKLIN, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit; but reserving unto myself a life estate in the real property below as long as I shall live, with the right reserved to occupy and use said property as my own during my lifetime, and upon my death, title in fee simple absolute to LEONARD THICKLIN, his heirs and assigns.

Land in Davidson County, Tennessee, being Lot No. 3 of Block "C" on the Map of Belmont Terrace Annex No. 4 as of record in Book 974, page 97, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 65 feet on the southerly side of Primrose Avenue and runs back between lines 163 feet on the westerly line and 173.7 feet on the easterly line to a dead line in the rear on which it measures 67 feet.

BEING the same property conveyed to Chester Thicklin and wife, Shirley Ann Thicklin (now Shirley Ann Thicklin Bluing), as tenants by the entirety by deed from John E. Hunter and wife, Earline W. Hunter, of record in Book 4253, page 375, Register's Office for Davidson County, Tennessee.

Chester Thicklin and Shirley Ann Thicklin were divorced in cause (docket number 77991) on July 28, 1975 , in the Circuit Court of Davidson County, Tennessee, wherein the title to said property was vested solely in Shirley Ann Thicklin (now Bluing), as shown in Minute Book 138B, page 1087 of record in the Circuit Court of Nashville, Davidson County, Tennessee.

Leroy Alexander Bluing, husband of Shirley Ann Thicklin Bluing, joins in this conveyance for the sole purpose of releasing any marital rights which he may have in said property.

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This is unimproved ( ) improved (X) property, known as 1837 Primrose Avenue, Nashville, Tennessee 37212
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said LEONARD THICKLIN, his heirs and assigns, forever.

And I do covenant with the said LEONARD THICKLIN, as aforesaid, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as appears of record and the reservation of the life estate as above set forth.

And I, SHIRLEY ANN THICKLIN BLUING, do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said LEONARD THICKLIN, as aforesaid, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 24th day of September, 19 76

Shirley Ann Thicklin Bluing

Leroy Alexander Bluing

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, DAVID J. LEVINE, a Notary Public in and for said County and State, the within named SHIRLEY ANN THICKLIN BLUING and husband, LEROY ALEXANDER BLUING,

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 24th day of September, 19 76.

DAVID J. LEVINE NOTARY PUBLIC DAVIDSON CO.

David J. Levine, Notary Public.

My Commission Expires Feb. 11, 1980

Commission expires

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires