PREPARED BY:
JAMES L. SMITH, ATTORNEY
140 NORTH MAIN STREET
GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER: Ray Davidson
Utley Drive
Goodlettsville, TN

SEND TAX BILLS: First & Mid-South Mtg.
410 Union St.
Nashville, TN

BOOK 5079 PAGE 636

18-T
17 pd

QUITCLAIM DEED

THIS INSTRUMENT made and entered into on this the 1st day of Oct, 1976, by and between Gwendolyn J. Davidson Dunaway, Party of the First Part, and Ray Davidson, Party of the Second Part.

W I T N E S S E T H: That for and in consideration of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, the Party of the First Part quitclaims and conveys unto the Party of the Second Part all of her right, title and interest in and to the following described real estate, to-wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Connell Estates, Section I, as of record in Book 2900, page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 being a corner lot fronts 91.5 feet along the southwesterly margin of Utley Drive, 226.65 Feet along the northwesterly margin of Lucien Road, 39.27 feet along the curving corner at the intersection of said streets, and runs back between converging lines 71 feet on the southwesterly line and 247.55 feet on the northwesterly line to a point at the rear.

Being the same property conveyed to Ray Davidson and wife, Gwendolyn J. Davidson, by deed from Fran P. Tinnin and wife, Judi A. Tinnin, of record in Book 4074, page 571, Register's Office for Davidson County, Tennessee; the said Gwendolyn J. Davidson and Gwendolyn J. Davidson Dunaway being one and the same person.

This conveyance is made subject to restrictive covenants of record in Book 2927, page 581, R.O.D.C., Tennessee, and the plan of record in Book 2900, page 15, said Register's Office shows an owners certificate, a 40-foot minimum building setback line from Utley Drive and a 30-foot minimum building setback line from Lucien Road, and a 10-foot easement for public utility purposes along the southwesterly line of said lot and a 3 x 15-foot utility anchor easement located 50 feet in a northeasterly direction from the southwesterly corner of said lot.

IN TESTIMONY WHEREOF, the Party of the First Part has hereunto set her signature this day and date first above written.

Gwendolyn J. Davidson Dunaway
GWENDOLYN J. DAVIDSON DUNAWAY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for the State and County above, the within named Gwendolyn J. Davidson Dunaway, 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 Goodlettsville, Tennessee, this the 1st day of October, 1976.

Patricia A. Norman

Notary Public

My Commission Expires:

PATRICIA A. NORMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

D73122

OCT 13 3 12 PM '76

OCT 19% CONV
OCT 19% S'TAX
OCT 19% FEE
OCT 19% MTGFED

$7,000.00

B* 18.20
B* .50
B* 4.00 * 22.70

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration, or value, of this transfer, whichever is greater, is $7,000.00.

Gwendolyn J. Davidson Dunaway

Affiant

Sworn to and subscribed before me

this 1st day of October, 1976.

Patricia A. Norman

Notary Public

My Commission Expires: 6-12-79

PATRICIA A. NORMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.