BOOK 5100 PAGE 971 Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

FROM

Lillian E. Madison

AND

Leon Ruben, Trustee

TO Leon Ruben, Trustee

FROM

Leon Ruben, Trustee

TO Lillian E. Madison and husband P. Maynard Madison

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lillian E. Madison, etal (NAME)	SAME (NAME)	85-4
303 So. Main Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	107 Pat
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, Tn 37217

From Information furnished by Seller

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 19___.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

D82970

IDENTIFICATION REFERENCE
DEC 8 2 57 PM '76
REGISTER DAVIDSON COUNTY TENN.

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create tenants by entirity

~~We~~ I, Lillian E. Madison

by these presents do hereby quitclaim and convey unto Leon Ruben

_____, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Two tracts of land in the 10th Civil District of Davidson County, Tennessee each being part of Lot No. 3 on the J. W. Harris Subdivision of the Clark Home Place at Goodlettsville, Tennessee, not of record and more particularly described according to a survey thereof madeDecember 23,1953, by Ralph W. C. Lambert, Surveyor as follows:

Tract No. 1: Beginning at an iron pin on the westerly margin of Dickerson Road, said point being 200 feet south of the corner of Lot No. 3 on the Plan of J. W. Harris' Subdivision of the Clark Home Place; thence ina southerly direction along the westerly margin of Dickerson Road 150 feet to an iron pin, thence is a westerly direction 160 feet to an iron pin; thence in a northerly direction 150 feet to an iron pin, thence in an easterly direction 160 feet to the point of beginning.

Tract No. 2: Land in Davidson County, Tennessee, being part ofLot No. 3 and being part of the northeasterly part of a 7 acre tract, more or less, conveyed to P. Maynard Madison, etal, by deed of record from Roy W. Brown, etux of record in Book 2090, page 271, Register's Office for Davidson County, Tennessee, and described according to said curvey by Ralph W. C. Lambert, Surveyor, as follows:

Beginning at an iron pin located 160 feet westerly from the westerly margin of Dickerson Road at the northwest corner of the lot on which the Town House Cafe is located, thence South 85 deg. 30' West, 290 feet to an iron pin, thence South 7 deg. West 151 feet to an iron pin, thence North 85 deg. 30' East 325 feet to an iron pin, thence No. 6 deg. 30' 15$ feet to the point of Beginning.

This is ~~unimproved~~ ( ) improved ( ) property, known as _____
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

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

And now, I, the said Leon Ruben, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Lillian E. Madison and husband P. Maynard Madison

their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 28th day of December, 1976.

Lillian E. Madison

Leon Ruben
Trustee.

DEC28'76 MISC B* 4.00 * 4.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Lillian E. Madison, 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 28 day of December, 1976.

Elizabeth Lohr
Notary Public.

My commission expires: Aug. 4, 1979

ELIZABETH LOHR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leon Ruben, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28 day of December, 1976.

Elizabeth Lohr
Notary Public.

My commission expires: Aug. 4, 1979

ELIZABETH LOHR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Being the same property conveyed to Lillian E. Madison by deed from P. Maynard Madison, of record in Book 3502, page 215, Register's Office for Davidson County, Tennessee.