BOOK 5195 PAGE 993

Prepared by Paul G. Blankenship, 3311 Gallatin Rd. Nashville, Tenn. 37216

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eunice Overstreet	Eunice Overstreet	Map 51-16
(NAME:) Eunice Overstreet 1104 Gallatin Road apt 528	(NAME:) Eunice Overstreet 1104 Gallatin Rd. apt 528	Parcel 8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. ~~37206~~ 37216	Nashville, Tennessee ~~37206~~ 37210	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

QUITCLAIM DEED

For and in consideration of love and affection(and no monetary consideration), I James Thomas Hamsley, do by these presents hereby quitlcaim and convey to my aunt, Eunice Overstreet, all of my right, title and interest in certain real estate in Davidson County, State of Tennessee, described as follows, to wit:

Being part of Lot No. 34 and all of Lots 35, 36, 37. 38, 39, and 40 on the Map of Andrew Jackson's Addition to Montague Park, as of record in Book 547, pages 83 and 84, Register's Office for said County, and part of the Old Haysboro Park Lot on the Plan of Montague Park, as of record in Book 421, page 141, said Register's Office, being Lots Nos. 1 and 2 and a part of the southerly part of Lot No. 3 on the unrecorded subdivision of said Haysboro Park Lot, described altogether from a copy of a survey made by George W. Watkins, Surveyor, dated September 29, 1959, as follows:

Beginning at the southwest corner of Beach Avenue and Fernbank Drive; thence with the southwesterly margin of Beach Avenue, 113 feet, more or less, to the easterly margin of a rock wall; thence southwesterly along the easterly margin of said wall, a distance of 190 feet, more of less to a point in the northerly margin of Indian Trail, said point being in the front line of Lot No. 34, and being easterly 6.4 feet, more or less, from the southwest corner of Lot 34 on Andrew Jacksons Addition, of record as aforesaid; thence easterly along said margin of said Indian Trail, a distance of 280 feet, more or less, to the southeast corner of Lot No. 40; thence north 29 degrees 20 minutes east along the easterly line of Lot 40 and said line extended a distance of 30 feet to the northerly line of a strip 2 feet wide reserved out of Montague Park Subdivision; thence north 6 Degrees west, 252 feet to the point of beginning at the southwest corner of Beach Avenue and Fernbank Drive.

Being the same property conveyed to James Thomas Hamsley by deed from Earl Hawkins, of record in Book 4346, Page 7, Register's Office for Davidson County, Tennessee

This conveyance is made subject to: (1) a permanent easement and right of way to construct a water line across Lots 37 and 1 to Madison Suburban, Utility District of record in Book 2963, page 277; (2) right of way or easement to construct water main across Lot 1 to Madison Water Company, of record in Book 701, page 709; (3) an easement for water main to Lakewood Water Company from Madison Water Company of record in Book 724, page 250, (4) an easement for power line crossing Lots 36, 1 and 2 as shown on the survey made by George W. Watkins, Surveyor, dated September 29, 1959; and (5) an easement for sanitary sewers and/or storm drainage of record in Book 4288, page 292, all in said Register's Office.

WITNESS MY HAND this 13th day of September 1977

James Thomas Hamsley

BOOK 5195 PAGE 994

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me PAUL G. BLANKENSHIP, a Notary Public in and for said County and State, the within named JAMES THOMAS HAMSLEY, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of September 1977

SEP 13 MISC B# 4.00 * 4.00

Paul G. Blankenship
Notary Public

My commission expires August 6, 1980

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR TRUE VALUE, WHICHEVER IS GREATER~~, FOR THIS TRANSFER IS
$ Eunice Overstreet
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 13th DAY OF Sept 1977.
Deputy Register

E 25625

IDENTIF. REFERENCE

SEP 13 11 34 AM '77

FELIX E. ... REGISTER
DAVIDSON COUNTY, TENN.