BOOK 5235 PAGE 344

Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

FROM

John Cooper Geiger, William Alexander Geiger, and Robert James Geiger **AND** Jimmie Lynn Ramsaur

TO Jimmie Lynn Ramsaur **TO** John Cooper Geiger

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Cooper Geiger (NAME)	Same (NAME)	
2009 Benjamin Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	83-06-158
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

THIS INSTRUMENT WAS PREPARED BY

Legal Services of Nashville
& Middle Tennessee, Inc.
1512 Parkway Towers
404 James Robertson Parkway
Nashville, Tennessee 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ None

John Cooper Geiger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December 19 91

Notary Public

MY COMMISSION EXPIRES: 10/18/94

(AFFIX SEAL)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a fee simple estate in John Cooper Geiger,

We, John Cooper Geiger, William Alexander Geiger, and Robert James Geiger

by these presents do hereby quitclaim and convey unto Jimmie Lynn Ramsaur

her
~~his~~ XX

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

A certain lot or parcel of land situate, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being parts of Lots Nos. 23, 24, 25, and 26 on the Plan of the First Subdivision of Brownsville, as of record in Book 21, page 112, Register's Office for said County, being part of Lot No. 11 on the Original Plan of Brownsville, as of record in Book 21, page 9, said Register's Office.

Beginning on the northerly margin of Benjamin, formerly Locke, Street, at a point 200 feet east of the easterly margin of Scott Avenue; thence with the northerly margin of Benjamin Street, eastwardly 140 feet to the southwest corner of the property conveyed to Mrs. Annie Stockton Savell by deed from J. C. Dale, Jr., Clerk and Master, of record in Book 1149, page 160, said Register's Office; thence with the westerly line of said Savell property, northwardly 210 feet; thence at right angles, westwardly 140 feet; thence southwardly 210 feet to the beginning.

Being the same property conveyed to Minnie Geiger by 3 deeds, 2 from Thos L. Boswell, et ux, of record in Book 573, page 145, and Book 581, page 184, and a 3rd deed of record in Book 1969, page 478, Register's Office, Davidson County. The said Minnie Geiger died testate in Davidson County, Tennessee, leaving her property to her heirs-at-law, the grantors herein. Her will was probated on 6-24-69 in Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 2009 Benjamin Street, Nashville, Tennessee 37206
(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, to wit:

This conveyance is subject to an easement granted the City of Nashville by Mrs. R. J. (Minnie) Geiger for a sewer line of record in Book 1136, page 542, Register's Office for said County.

And now, I, the said Jimmie Lynn Ramsaur, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto John Cooper Geiger

his 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 9th day of December, 1977.

William Alexander Geiger

John Cooper Geiger

Robert J Geiger

Jimmie Lynn Ramsaur
Trustee.

DEC 20 7 MISC B* 4.00 * 4.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nannie P Smith, a Notary Public in and for said County and State, the within named, John Cooper Geiger, William Alexander Geiger, and Robert James Geiger 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 9th day of December, 1977

Nannie P Smith
Notary Public.

My commission expires: 10/18/81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nannie P Smith, a Notary Public in and for said County and State, the within named Jimmie Lynn Ramsaur, 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 9th day of December, 1977

Nannie P Smith
Notary Public.

My commission expires: 10/18/81

E 42648

IDENTIF. REFERENCE

DEC 20 3 17 PM '77

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.