QUITCLAIM DEED

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

FRANKLIN N. KNAPP ET UX

RUBY KNAPP

TO

FRANKLIN N. KNAPP ET UX RUBY KNAPP
and FRANKLIN N. KNAPP, JR.

For draftsman's use

BOOK 5238 PAGE 989

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Franklin N. Knapp (NAME)	Same (NAME)	133-16-211
232 Welch Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	147-3-19
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ -NIL- Frank N. Knapp, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 19 77.

E. Barnes
Notary Public

MY COMMISSION EXPIRES: Dep. Reg

(AFFIX SEAL)

For and in Consideration of the sum of TEN----------$10.00---------- DOLLARS CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE

DEC 30 MISC B* 4.20 * 4.20

FRANKLIN N. KNAPP and wife, RUBY KNAPP

have bargained and sold, and by these presents do transfer and convey unto the said

FRANKLIN N. KNAPP and wife, RUBY KNAPP, and FRANKLIN N. KNAPP, JR.

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND situated in the 5th Civil District of Davidson County, Tennessee, being Lot No. 2 beginning on a stake in old road, E.J. Welsh's northwest corner; thence running south 1 1/2° West 23 3/10 poles to the center of road, the northeast corner of Lot No. 1; thence with said center, North 73 1/2° West 11 12/100 poles to a stake in said center, the northwest corner of Lot No. 1; thence North 1 1/2° East 20 6/10 poles to a stake in old road, the northeast corner of Avenue; thence South 87° East 11 poles to the beginning, and containing by survey, 1 acre and 82 poles. INCLUDED in the above described property but to be expressly excluded therefrom is the following described property; a strip of land from Station 33+00 to Station 35+80 having an average width of 11 feet and extending 20 feet on the right of the center line length 280 feet, acreage 0.07.

PARCEL TWO: LAND in Davidson County, Tennessee, described as follows: Being a lot marked "Reserved Parcel "B" on the Plan of Herbert Heights, Section 1, as of record in Book 3500, page 28, said Register's Office.

Said "Reserved Lot" fronts 73.01 feet on the northerly side of Welch Road and runs back between lines 135.42 feet on the westerly side and 148.38 feet on the easterly side to a point at the rear, said lot being triangular in shape.

BEING the same property conveyed to Franklin N. Knapp and wife, Ruby Knapp by deed from Lawrence D. Wilson and wife, Lorraine F. Wilson of record in Book 5129, page 145, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Fidelity Federal Savings & Loan Association, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

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This is unimproved (x) improved property, known as 232 Welch Road, Nashville, Tennessee
(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 GRANTEES, their heirs and assigns, forever.

And we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 30th day of December, 1977

Franklin N. Knapp

Ruby Knapp

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 FRANKLIN N. KNAPP and wife, RUBY KNAPP

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 Tennessee, this 30th day of December, 1977

Ann Hackett, Notary Public

ANN HACKETT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires [illegible]

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 singing the name of the corporation by self as

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

, Notary Public

Commission expires

E 44205

IDENTIF. REFERENCE

FELIX A. WILSON REGISTER DAVIDSON COUNTY, TENN.

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