MAP 61-16
Pars. 15 & 16 JJ

Mail Tax Statements to:

Mr. & Mrs. Guy Chappell
1237 McAlpine Avenue
Nashville, Tennessee 37216

Prepared By:

L. D. Richards, Attorney
344 Fourth Avenue North
Nashville, Tennessee 37219

QUIT CLAIM DEED

BOOK 5252 PAGE 97

FOR AND IN CONSIDERATION of One Dollar cash in hand paid, the receipt of which is hereby acknowledged; and for other good and valuable considerations, we, Guy Chappell and wife, Elizabeth Frogue Chappell, have bargained and sold and do hereby remise, quit claim and convey unto JESSE BRANSFORD FROGUE, JAMES WENDELL CHAPPELL and THOMAS GUY CHAPPELL, their heirs and assigns, all of our right, title and interest in and to the following land in Davidson County, Tennessee, but RESERVING UNTO OURSELVES A LIFETIME INTEREST:

Tract 1.

Lot No. 12 on the Unrecorded Map of Chappell Subdivision of the Monte Vista Plan of record in Book 421, page 143, in the Register's Office for Davidson County, Tennessee, and described according to a survey dated January 17, 1940 by Blanchard & Parrish, Engineers, as follows:

Said Lot No. 12 fronts 50 feet on the north margin of McAlpine Avenue and extends back 170 feet to a line.

Being the same property conveyed to Guy Chappell and wife, Elizabeth Frogue Chappell, by deed from J. K. Chappell and wife, Irene Chappell, of record in Book 1338, page 6, said Register's Office.

Tract 2.

Lot No. 13 on the Unrecorded Map of Chappell's Subdivision of Lots Nos. 21, 23, 25, 27, 29, 31, 33, 35 and 37 of the Monte Vista Plan of record in Book 421, page 143, in the Register's Office for Davidson County, Tennessee, and described according to a survey dated January 17, 1940, by Blanchard & Parrish, Engineers, as follows:

Beginning at a point in the northerly margin of McAlpine Avenue, 189.2 feet west of the intersection of a curve of the westerly margin of Kennedy Street, the common corner of Lots Nos. 13 and 14 of Chappell's Subdivision; thence westerly with the northerly margin of McAlpine Avenue, 50 feet to a point, the common corner of Lots 12 and 13; thence northerly with the common line between Lots Nos. 12 and 13, 170 feet to a point; thence easterly 50 feet to a point, the common corner of Lots 13 and 14 of the Chappell Subdivision; thence southerly with the common line between Lots Nos. 13 and 14, 170 feet to the point of beginning.

Being the same property conveyed to Guy Chappell and wife, Elizabeth Frogue Chappell, by deed from R. K. Smith and wife, Etta Mai Smith, of record in Book 1166, page 69, said Register's Office.

This conveyance is subject to a reservation for a public utility easement 10 feet across the rear of the above-described properties and a 30-foot setback line from the margin of McAlpine Avenue.

TO HAVE AND TO HOLD said tracts with the appurtenances, estate title and interest belonging to the said JESSE BRANSFORD FROGUE, JAMES

WENDELL CHAPPELL and THOMAS GUY CHAPPELL, their heirs and assigns, forever, BUT SUBJECT TO OUR LIFE ESTATE HEREIN RETAINED.

IN WITNESS WHEREOF, we the undersigned have set our hands this 11th day of February, 1978.

FEB 13 78 MISC B* 4.00 * 4.00

Guy Chappell
(Guy Chappell)

Elizabeth Frogue Chappell
(Elizabeth Frogue Chappell)

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me the undersigned authority, a Notary Public in and for said County and State, personally appeared Guy Chappell and wife, Elizabeth Frogue Chappell, 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, on this 11th day of February, 1978.

L. D. Richards
Notary Public

My Commission Expires
January 18, 1982.

E 5 0 2 5 5

IDENTIF. REFERENCE

FEB 13 10 43 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is NONE.

Guy Chappell
(Guy Chappell)

Sworn to and subscribed before me this 11th day of February, 1978.

L. D. Richards

My Commission Expires
January 18, 1982.