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AGREEMENT AND QUITCLAIM DEED

Address-New Owner	Send Tax Bills To:	Map-Parcel
Martha Ann Vincent	Martha Ann Vincent	92-07
Name	Name	Map #
2321 Booker Street	2321 Booker Street	245
Street Address	Street Address	Parcel #
Nashville Tenn. 37208	Nashville Tenn. 37208	
City State Zip	City State Zip	

This instrument entered into this 6 day of April, 1978, by and between Baxter Vaughan, Ellen Vaughan, Sadie Randolph, and Martha Ann Vincent, all of Nashville, Davidson County, Tennessee:

JUN 14 80 MISC B* 6.00 * 6.00

W I T N E S S E T H:

WHEREAS, Nannie Stewart, sister of Baxter Vaughan, Ellen Vaughan, and Sadie Randolph, and aunt of Martha Ann Vincent, was the owner of a certain piece of real property known as 2321 Booker Street, Nashville, Davidson County, Tennessee; and

WHEREAS, said Nannie Stewart died intestate on July 4, 1976, leaving no heirs except her sisters Ellen Vaughan and Sadie Randolph, and brother, Baxter Vaughan; and

WHEREAS, Martha Ann Vincent lived with Nannie Stewart prior to her death, cared for her and for Baxter Vaughan, and continues to care for Baxter Vaughan; and

WHEREAS, it is the desire of the parties to assure that Baxter Vaughan will be cared for and have a place to live and that said property of Nannie Stewart remain in the family:

FOR AND IN CONSIDERATION of the premises and other good and valuable consideration and One and 00/100 dollars ($1.00) cash in hand, receipt of which is hereby acknowledged, Baxter Vaughan, Ellen Vaughan, and Sadie Randolph do hereby convey and quitclaim all of their one-third (1/3) each, undivided

right, title and interest in the following real property located in Davidson County, Tennessee, to Martha Ann Vincent:

The westerly 50 feet of Lot No. 6 on the Map of the subdivision of Lots 8, 9, and 10 of the Boyd McNairy tract, as of record in Book 21, page 93, Register's Office of Davidson County, Tennessee.

Said part of Lot No. 6 fronts 50 feet on the southerly side of Booker, formerly Harding, Street and runs back 192.8 feet, more or less, on the easterly line and 193 feet on the westerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Robert N. Stewart and wife, Nannie Mai Stewart, by deed from Oakmont Development Company, dated July 7, 1958, and recorded in Book 2795, page 355, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Nannie Mai Stewart from Robert N. Stewart, by deed dated February 11, 1966, and recorded in Book 3989, page 973, in the Register's Office of Davidson County, Tennessee, the said Nannie Mai Stewart having died intestate in Davidson County, Tennessee, on July 4, 1976, leaving as her only heirs Baxter Vaughan, Ellen Vaughan, and Sadie Randolph as noted in the Minute Book

IT IS FUTHER UNDERSTOOD AND AGREED that Martha Ann Vincent shall care for Baxter Vaughan and permit him to reside, without charge, in the residence on said property for the remained of his natural life, unless otherwise agreed, in writing, by the parties.

IN WITNESS WHEREOF, the parties have executed this AGREEMENT AND QUITCLAIM DEED at Nashville, Davidson County, Tennessee, on the date above written.

Sadie Randolph
SADIE RANDOLPH

Baxter Vaughan
BAXTER VAUGHAN

Ellen Vaughan
ELLEN VAUGHAN

Martha Ann Vinson
MARTHA ANN VINCENT

This intrument prepared by Irwin Venick, Attorney at law, 1214 16th Avenue, South, Nashville, Tennessee 37212.

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IDENTIF. REFERENCE

JUN 14 8 51 AM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value for this transfer is $Nil.

Sadie Randolph
SADIE RANDOLPH

Ellen Vaughan
ELLEN VAUGHAN

Baxter Vaughan
BAXTER VAUGHAN

Sworn to and subscribed before me this 6th day of April, 1978.

NOTARY PUBLIC

My Commission expires 8/24/80.

IN TESTIMONY WHEREOF, the said Sadie Randolph, Ellen Vaughan, and Baxter Vaughan set their signatures on the date above written.

Sadie Randolph
SADIE RANDOLPH

Ellen Vaughan
ELLEN VAUGHAN

Baxter Vaughan
BAXTER VAUGHAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, IRWIN BRUCE VENICK, a Notary Public in and for said County and State, the within named Sadie Randolph, Ellen Baxter, and Vaughan Baxter, with whom I am personally acquainted, and who acknowledged that they have executed this instrument this 6th day of April, 1978.

NOTARY PUBLIC

My Commission expires 8/24/80.