BOOK 5311 PAGE 495

mail THIS INSTRUMENT PREPARED BY:
RICHARD H. FRANK, JR., BARKSDALE, WHALLEY, GILBERT & FRANK
Seventh Floor, Third National Bank Building, Nashville, Tennessee 37219

New Owner:	Send Tax Bills To:	Map/Parcel Nos.
George W. West and wife, Mary Frances Linda Avenue Nashville, Tennessee 37207	George W. West and wife, Mary Frances Linda Avenue Nashville, Tennessee 37207	Map: 60-16 Parcel Nos: 89, 90, 91, 92

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), and for the express purpose of making a reconveyance to GEORGE W. WEST and wife, MARY FRANCES WEST, and in recognition of the sums that the said GEORGE W. WEST has contributed to the purchase of the subject property, I, MARY FRANCES WEST, by these presents do hereby quitclaim and convey unto RICHARD H. FRANK, JR., his successors and assigns, my interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

JUL 14 MISC B* 4.00 * 4.00

Being Lots Nos. 274, 273, 272 and the easterly 45 feet of Lot No. 271 on the Final Plat of Joywood Heights, Section 11, as of record in Book 1130, pages 92 and 93, Register's Office for said County.

Said Lots Nos. 274, 273, 272 and the easterly 45 feet of Lot No. 271 front 225 feet on the northerly margin of Dellway Avenue and run back between lines, 239.3 feet on the easterly line and 214.8 feet on the westerly line, more or less, to a dead line in the rear measuring 225.9 feet thereon.

Restrictive covenants of record in Book 1373, page 98, said Register's Office.

The Plan of Record in Book 1130, pages 92 and 93, said Register's Office, shows an Owner's Certificate, a 30-foot setback line from Dellway Drive, and a 10-foot easement for public utilities across the rear (north) line of said lot.

Said Lots Nos. 274, 273 and the easterly 8 feet of Lot No. 272 being the same property conveyed to Frank Alley, Sr. and wife, Elma Alley, by deed dated August 7, 1956 from Alvin A. Mayer and wife, Mary Louise Mayer, as of record in Book 2590, Page 59, said Register's Office; and said westerly 52 feet of Lot No. 272 and the westerly 45 feet of Lot No. 271 being the same property conveyed to Frank Alley, Sr. and wife, Elma Alley, by deed dated August 7, 1956 from Roy A. Jordan and Forrest E. Tolbert, as of record in Book 2590, Page 91, said Register's Office, the said Frank Alley, Sr. having died on February 15, 1962, leaving Elma C. Alley surviving him, and Elma C. Alley having died on the 25th day of January, 1966, devising to Grantors and Grantee said property in equal shares by will of record in Book 85, Page 363, in the Probate Clerk's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is NO/100 DOLLARS.

Subscribed and sworn to before me this 3 day of July, 1978.

Mary Frances West
Affiant

My commission expires:
October 25, 1978

Notary Public

NOTARY PUBLIC

Barksdale, Whalley, Gilbert, & Frank
Attorneys at Law
Nashville, Tennessee

And now, I, the said Richard H. Frank, Jr., as Trustee, for the express purpose of carrying out the intent of this conveyance as above set out, do hereby quitclaim and convey unto GEORGE W. WEST and wife MARY FRANCES WEST, as tenants by the entireties, their heirs and assigns, the same property hereinabove described and set forth, to which reference is herein 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 3 day of July, 1978.

Mary Frances West
MARY FRANCES WEST

Richard H. Frank
RICHARD H. FRANK, JR., Trustee

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mary Frances West, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 3 day of July, 1978.

Notary Public

My commission expires:
October 28, 1978

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard H. Frank, Jr., Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee this 3rd day of July, 1978.

Sara Seamare
NOTARY PUBLIC

My commission expires:
Oct 18, 1981

IDENTIF. REFERENCE

JUL 14 3 27 PM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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