BOOK 5325 PAGE 61

This instrument prepared by:

HARRY S. LESTER, Attorney
214 3rd Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 0

Affiant

Subscribed and sworn to before me this the 15 day of August

NOTARY PUBLIC

My commission expires: 2-17-79

| Address New Owner as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Lily T. Boyd<br>Juanita M. Thomas<br>2530 Walker Lane<br>Nashville, Tennessee | Same | Parcel 1: Map 59-15 Par. 183<br>Parcel 2: Map 92-5 Par. 116 |

AUG 15 MISC B* 6.00 * 6.00

# QUITCLAIM DEED

WHEREAS, FLORENCE A. THOMAS, died in Davidson County, Tennessee on April 6, 1975 and;

WHEREAS, the said FLORENCE A. THOMAS was a partial owner of two parcels of real estate in Davidson County, Tennessee, first parcel being 2530 Walker Lane jointly held with her two sisters, Juanita M. Thomas and Lillie T. Boyd and the other property situated on the corner of 34th Avenue and Albion Street in Davidson County, Tennessee, jointly owned with her sister Juanita M. Thomas, and;

WHEREAS, the said FLORENCE A. THOMAS died intestate (without a Will) and the ownership of the real properties should be corrected so that the said Juanita M. Thomas would own all of the interest in the property at 34th and Albion Street and that the said Juanita M. Thomas and Lillie T. Boyd would be the sole owners of the property situated at 2530 Walker Lane, and;

WHEREAS, for love and affection the four brothers, Ressley F. Thomas, ~~Joseph A. Thomas,~~ Frank E. Thomas, Sr., and Frederic W. Thomas, desire to convey any interest they might have as a result of the death of their sister Florence A. Thomas to their sisters, Juanita M. Thomas and Lillie T. Boyd.

W I T N E S S E T H:

NOW THEREFORE FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of placing all right, title and interest in the following described parcels of real estate to their sisters, we, RESSLEY F. THOMAS, ~~JOSEPH A. THOMAS~~, FRANK E. THOMAS, SR., all residents of Davidson County, Tennessee and FREDERIC W. THOMAS, a resident of Oxen Hill Maryland, by these presents do hereby quitclaim and convey Parcel Number One to Juanita M. Thomas and Lillie T. Boyd, hereinafter described and Parcel Number Two to Juanita M. Thomas, hereinafter described, their successors and assigns. The two above mentioned parcels of land described to wit, as follows:

PARCEL NUMBER ONE

Land lying in the 12th Civil District, Davidson County, Tennessee, and being Lot No. 9 on the Plan of Haynes Heights, Section IV, as of record in Book 3842, page 96, Register's Office for Davidson County, Tennessee.

Beginning on the westerly margin of Walker Lane, at the corner of said lot and reserved parcel A1 thence with the lane southerly 170.5 feet to a monument; thence with a curve southwesterly 39.3 feet to a monument; thence westerly along a slight curve 162.8 feet to a monument, the south corner of said lot; thence northwesterly 223.3 feet to a monument; thence northeasterly direction 45.1 feet to a monument; thence in an easterly direction with the line between reserved parcel A and said lot 9, 250.4 feet to the beginning.

Being the same property conveyed to Florence A. Thomas or Juanita M. Thomas or Lily T. Boyd by deed from James H. Chandler & wife, Elzer S. Chandler of record in Book 4389, page 251, Register's Office for Davidson County, Tennessee.

PARCEL NUMBER TWO

Being the Northerly 100 feet of the Westerly 150 feet of Block 42 on the Plan of Midway, as of record in Book 421, page 11, Register's Office for said County.

Said part of said Block 42 fronts 100 feet on the easterly side of 34th Avenue North, formerly Linden Street, and runs back between parallel lines along the south margin of Albion Avenue 150 feet to a 20 foot alley.

Being the same property conveyed to Florence A. Thomas and Juanita M. Thomas, both unmarried, by deed from Arnette Williamson and wife, Ola Williamson of record in Book 2138, page 2, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, we have hereunto set out hands on this the 15 day of August, 1978.

Ressley F. Thomas X His mark
RESSLEY F. THOMAS

JOSEPH A. THOMAS

Frank E. Thomas
FRANK E. THOMAS, SR.

Frederic W. Thomas
FREDERIC W. THOMAS

STATE OF ~~MARYLAND~~ District of Columbia )
)
COUNTY OF Washington )

Personally appeared before me Hermonia G. Walton, a Notary Public in and for said County and State, the within named Frederic W. Thomas, one of the Bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Washington, D.C., Maryland this 11th day of June, 1975.

Hermonia G. Walton
NOTARY PUBLIC

My commission expires: My Commission Expires August 14, 1978

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me Darlene R. Brown, a Notary Public in and for said County and State, the within named, Ressley F. Thomas, ~~Joseph A. Thomas~~, and Frank E. Thomas, three of the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, this 15 day of August, 1978.

Darlene R. Brown
NOTARY PUBLIC

My commission expires: 11-17-79

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IDENTIF. REFERENCE

AUG 15 11 46 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.