# AGREEMENT AND QUITCLAIM DEED

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

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

OCT 13 78 MISC B* 6.00 * 6.00

W I T N E S S E T H:

WHEREAS, Nannie Stewart, sister of Baxter Vaughn, Ellen Vaughn, and Sadie Randolph, and aunt of Martha Ann Vinson, 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 Vaughn and Sadie Randolph, and brother, Baxter Vaughn; and

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

WHEREAS, it is the desire of the parties to assure that Baxter Vaughn 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 Vaughn, Ellen Vaughn, 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 Vinson:

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 Vaughn, Ellen Vaughn, and Sadie Randolph.

IT IS FURTHER UNDERSTOOD AND AGREED that Martha Ann Vinson shall care for Baxter Vaughn and permit him to reside, without charge, in the residence on said property for the remainder 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

BAXTER VAUGHN

ELLEN VAUGHN

MARTHA ANN VINSON

This instrument prepared by Irwin Venick, Attorney at Law, 1214 16th Avenue, South, Nashville, Tennessee 37212

IDENTIF. REFERENCE

E 9421.4.

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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 Ellen Vaughn

SADIE RANDOLPH ELLEN VAUGHN

Baxter Vaughn

BAXTER VAUGHN

Sworn to and subscribed before me this 12 day of October, 1978.

NOTARY PUBLIC

My Commission expires: 8/24/80.

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

Sadie Randolph Ellen Vaughn

SADIE RANDOLPH ELLEN VAUGHN

Baxter Vaughn

BAXTER VAUGHN

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 Vaughn, and Baxter Vaughn, with whom I am personally acquainted, and who acknowledged that they have executed this instrument this 12 day of October, 1978.

NOTARY PUBLIC

My Commission expires 8/24/80.