FILE BOX 4

78-11-38

Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

BOOK 5369 PAGE 309

FROM CLAIRE F. LOWE **AND** J. J. FOLEY, JR., TRUSTEE

TO J. J. FOLEY, JR., TRUSTEE **TO** ANNE ELIZABETH BAGGETT

NOV 30 MISC 6* 4.00 * 4.00

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANNE ELIZABETH BAGGETT (NAME)	OWNER (NAME)	27W-20135
1042 GRANADA AVE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map: 83-1
NASHVILLE TN 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par: 219

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTYS.
SUITE 908 FIDELITY FEDERAL BLDG.
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ -0- Anne Elizabeth Baggett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 1978.

Notary Public

MY COMMISSION EXPIRES: 4-18-82

(AFFIX SEAL)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create an Estate in fee simple

We, I, CLAIRE F. LOWE, convey my one-half undivided interest

by these presents do hereby quitclaim and convey unto J. J. FOLEY, JR., Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

BEING part of Lot No. 3 on the Plan of W. H. Hyronemus Addition to Nashville, as of record in Book 161, Page 174, Register's Office for said County, and part of Lot No. 8 in the division of the Estate of Jno. Hobson, deceased, as of record in Minute Book "L", Page 363, Circuit Court for Davidson County, Tennessee, described as follows:

BEGINNING at a point on the southerly margin of Granada Avenue, formerly Bailey Avenue, 145.6 feet westwardly from The Gallatin Pike, as widened; running thence southwardly parallel with the westerly margin of The Gallatin Pike 120 feet, more or less, to the southerly margin of the lot conveyed by Thos. S. Weaver, Clerk and Master, to Lula A. Lanier, by deed of record in Book 267, Page 257, said Register's Office; thence westwardly along the southerly margin of said last mentioned lot, 50 feet to the southwest corner of the same; thence northwardly parallel with the westerly margin of The Gallatin Pike 119 feet to a point in the southerly margin of Granada Avenue; thence eastwardly along the margin of said Granada Avenue 50 feet to the beginning.

BEING the same property conveyed to Annie M. Burnell by deed from Virgil S. Burnell of record in Book 1010, Page 555, said Register's Office, the said Annie M. Burnell having since remarried and being Annie M. Burnell Uhlemann, and she having since died.

THIS CONVEYANCE is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

This is unimproved ( ) improved (X) property, known as 1042 Granada Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address:) (City or Town) 37206 (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said J. J. FOLEY, JR., Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto ANNE ELIZABETH BAGGETT

her heirs and assigns, the same property hereinabove described and set forth, to which reference is here 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 30th day of NOVEMBER, 1978.

Claire F. Lowe
CLAIRE F. LOWE

J. J. FOLEY, JR. Trustee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, CLAIRE F. LOWE, the Bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TN this day of NOVEMBER, 1978

Notary Public.

My commission expires: 4-18-82

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. J. FOLEY, JR., Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this day of NOVEMBER, 1978

Notary Public.

My commission expires: 4/18/82

F.0257.5

IDENTIF. REFERENCE

Nov 30 10 14 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.