Quit Claim Deed

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Richard Rushing

TO

TERESA ELAINE FLEMING

For draftsman's use

This instrument was prepared by
J. B. Watson, Jr., Attorney
3805 Gallatin Road
Nashville, Tennessee 37216

BOOK 5385 PAGE 302

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Elaine Fleming (NAME)	Same (NAME)	Map 162
1509 Bell Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 67
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

E 0 9 6 8 8

IDENTIF. REFERENCE

JAN 15 3 24 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ None X Teresa Fleming
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January 1979

E. Barnes
~~Notary Public~~

MY COMMISSION EXPIRES: Dep. Reg.

(AFFIX SEAL)

For and in Consideration of the sum of Ten--- DOLLARS

and the love and affection that I have for the grantee, Teresa Elaine Fleming, I, Richard Rushing

JAN15 79 MISC B* 8.00 * 8.00

and forever quitclaim

have bargained and sold, and by these presents do transfer and convey unto the said

Teresa Elaine Fleming, her

heirs and assigns, xxxxxxxxxxxxxxxxxxxxxx

~~land in Davidson County, State of Tennessee~~ two tracts of land in Davidson County, Tennessee subject to a life estate in me, the said Richard Rushing, described as follows, to-wit:

Land in the 7th Civil District of Davidson County, Tennessee, being known as a part of Lot No. 7 on the Map of Division of the Lands of William Whittemore, deceased, of record in Minute Book "I", page 709, County Court Clerk's Office for said County, and described according to a copy of a survey made October 23, 1956, by Hickerson-Miller, Engineers-Surveyors, as follows:

Beginning at a point in the north margin of Old Hickory Boulevard as established by deed of record in Book 2480, page 640 in the original west line of said Lot No. 7 at an iron pin and fence post; thence along the original west line of said Lot No. 7 along an old tree and fence line North 0° 30' West 260 feet to an iron pin which is 714 feet more or less south of the original northwest corner of said Lot No. 7; thence North 78° 15' East 257 feet to an iron pin; thence South 1° 10' East 254.3 feet to an iron pin in the north margin of Old Hickory B oulevard, as established; thence with the margin of the same along a new fence around a slight curve southwesterly 260 feet to the point of beginning.

Being the same property conveyed to Richard Rushing and wife, Hester Earline Emma Mai Davis Rushing, by deed from Luther Jordan, et ux, of record in Book 2602, page 405, said Register's Office, the said Hester Earline Emma Mai Davis Rushing being now deceased.

TRACT 2:
Land in the 5th Civil District of Davidson County, Tennessee, also known as part of Lot No. 7 on the Map of Division of the lands of William Whittemore, deceased, of record in Minute Book "I" page 709, County Court Clerk's Office for said County, and described according to a copy of a survey made on June 29, 1963 by Southern Land Surveying Company, as follows:

Beginning at a point in the north margin of Old Hickory Boulevard, said point being the southeast corner of the property conveyed to Richard Rushing and wife, Hester Rushing, by Deed of Record in Book 2602, page 405 said point being represented by an iron pin or post; thence northwardly along the common property line between Rushing and the lands of Luther Jordan and wife, 75.91 feet more or less to a post on said property line; thence south 86° 23' east 74.52 feet more or less to a post; thence continuing south 71° 45' east, 84.02 feet to a post in the northerly margin of Old Hickory Blvd.; thence westerly along said northern margin of Old Hickory Blvd. along a slight curve 171.34 feet, more or less, to the point of beginning containing .16 acres more or less.

Being the same property conveyed to Richard Rushing and wife Hester Davis Rushing by deed from Luther Jordan, et ux, of record in Book 5173, page 370 said Register's Office, the said Hester Davis Rushing having since died.

Form No. WD3a

BOOK 5385 PAGE 304

This is unimproved ( ) improved (X) property, known as 1509 Bell Road, Nashville, Tenn. 37211
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging ~~to the said~~ subject to my life estate, to the said Teresa Elaine Fleming, her heirs and assigns, forever.

And ~~I do covenant with the said~~ that ~~I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered.~~

~~And I do bind~~ ~~my heirs and representatives to~~ warrant and forever defend the title to the said land to the said ~~heirs and assigns against the lawful claims of all persons whomsoever.~~

Witness my hand this 15th day of January, 19 79, ~~the corporate seal of said corporation having been hereto affixed by its duly authorized officers and said deed made~~ ~~its~~.

Richard [illegible] Fleming

Witness

Witness

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 5385 PAGE 305

Personally appeared before me, Edna S. Woods, a Notary Public in and for said County and State, the within named Richard Rushing

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of January, 19 79

Edna S. Woods, Notary Public

Commission Expires 4-18-1982

STATE OF
County of

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19 .

, Notary Public

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires .