This Instrument Prepared By: Ronald B. Buchanan, Attorney at Law
271 West Main Street, Hendersonville, TN

114. 02/05 4.00- CHECK

Mail

BOOK 5392 PAGE 194

QUITCLAIM DEED

FROM: AUBREY D. MITCHELL

TO: LOIS MITCHELL

SEND TAX BILLS TO:

MAP #51-7
PARCEL #87

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable considerations, I, AUBREY D. MITCHELL, in full accordance with T.C.A. 64-110 have this day sold, and do hereby transfer and convey all of my right, title and interest in the property below described to LOIS MITCHELL with the full intent and purpose to vest the said LOIS MITCHELL with title thereto in fee simple and by this conveyance the said LOIS MITCHELL, her heirs and assigns, are hereby vested with title in fee simple to said real estate in Davidson County, Tennessee, described as follows; to wit:

> Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Part 1, Oakland Acres Subdivision, as of record in Book 1424, page 53, Register's Office for said County.
>
> Said Lot No. 12 is described as beginning at a point in the southerly margin of Due West Avenue, the common corner of Lots 11 and 12; thence with the line between said lots, southerly 357.5 feet to a point; thence easterly 90.6 feet to the westerly margin of a 50-foot unnamed street shown on said plan; thence with the margin of said street, north 19° 07' east 117.7 feet to a point, and continuing with the margin of said street northerly, along a slight curve, 154.9 feet to a point, and continuing with the same, north 1° 20' east 70.6 feet to the beginning of a curve; thence along said curve, northwesterly 39.7 feet to the westerly 125 feet to the beginning.
>
> Being the same property conveyed to Aubrey D. Mitchell and wife, Lois Mitchell, by deed from Joe Lucarini and wife, Ethel Lucarini, as of record in Book 2599, page 257, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 8th day of January, 1979.

Aubrey D. Mitchell
AUBREY D. MITCHELL

This property is located at 211 Due West Avenue, Madison, Tennessee 37115.

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 AUBREY D. MITCHELL, 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 Madison, Tennessee, this the 8 day of January, 1979.

Ronald B. Richman
NOTARY PUBLIC

My Commission Expires: 2-21-79

F. 1.27.02

IDENTIF. REFERENCE

FEB 5 9 37 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is no dollars ($-0-) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Aubrey D. Mitchell
AFFIANT

Sworn to and subscribed before me,

this 8th day of January, 1979.

Ronald B. Richman
NOTARY PUBLIC

My Commission Expires: 2-21-79