QUITCLAIM DEED

BOOK 5421 PAGE 700

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IDENTIF. REFERENCE

APR 16 2 50 PM '79

FELIX A. ROLLINS, REGISTER
DAVIDSON COUNTY, TENN.

FROM:

WILLIAM A. COLEMAN

TO:

CLAUDIA J. COLEMAN

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Claudia J. Coleman 1104 Walsh Street Nashville, Tennessee	Same	81-3 Par 335 1st

This Instrument Prepared By:

Larry R. Williams
Dale, Thompson and Miles
14th Floor, Nashville City Bank
and Trust Building
Nashville, Tennessee 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater is $ None

Claudia J Coleman
Affiant

Subscribed and Sworn to before me this 16th day of April, 1979.

Notary Public

My Commission Expires: 4-26-1980

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable considerations, and for the express purpose of making a re-conveyance to create an estate in fee simple in the Grantee and to destroy the existing estate of tenants by the entirety or tenants in common, I, William A. Coleman, by these presents do hereby quitclaim and convey unto Claudia J. Coleman, her successors and assigns, the following described tract or parcel of land, to wit:

Being Lot No. 12 on the Plan of Kellow Gardens, Section I, as of record in Book 3500, Page 110, Register's Office for said County.

Said lot fronts 51 feet on the north side of Walsh Street and runs back 70.7 feet on the east line and 136.2 feet on the west line to a dead line in the rear on which it measures 83.1 feet.

Being property conveyed to William A. Coleman and wife, Claudia M. Coleman, by Deed from Herbert R. Rich, Trustee, as of record in Book 4032, Page 754, Register's Office for Davidson County, Tennessee.

The consideration of this transfer includes the assumption of one Trust Deed dated May 18, 1973, and filed of record on May 30, 1973, in the Register's Office of Davidson County, Tennessee, where the same appears of record in Book 4711, page 735, and the Note of even date thereby secured, in the original principal amount of $16,000.00 payable to Virginia National Bank Mortgage Corporation which debt the Grantee herein assumes and agrees to pay as part consideration for this transfer. The Grantee further assumes the obligations of William A. Coleman under the terms of the instruments creating the loan to indemnify the Veteran's Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

Grantor reserves possession of the hereindescribed premises until May 24, 1979.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises and without any warrantees expressed or implied.

IN WITNESS WHEREOF, I have hereunto set my hand on this 4th day of April, 1979.

William A. Coleman
William A. Coleman

Claudia J. Coleman
Claudia J. Coleman

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 William A. Coleman, 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 4th day of April, 1979.

Notary Public
My Commission Expires: 5/11/79

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 Claudia J. Coleman, the bargainor, 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, Tennessee, this 16th day of April, 1979.

Notary Public
My Commission Expires: 2/11/1980