'2737 [illegible] CLERK

This Form furnished by Attorneys Title Company,

FROM

Austin H. Dillard, Single

TO Estella Scruggs, Single

BOOK 5479 PAGE 299

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ms. Estella Scruggs	Same	81-4
(NAME)	(NAME)	Parc. 195, 196
7554 America Ave.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	01W-10683
Detroit, Michigan 48210		10685
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

George H. Cate, Jr., Atty.
1101 Stahlman Bldg.
Nashville, TN 37201

#45092

IDENTIF. REFERENCE

AUG 9 10 38 AM '79

REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

$ 500.00 Estella Scruggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July 19 79.

George H. Cate Jr.
Notary Public

MY COMMISSION EXPIRES: Aug 12, 1981

(AFFIX SEAL)

I hereby quitclaim to ESTELLA SCRUGGS, all of my interest in the following land:

Land in Davidson County, Tennessee, known as 1823 and 1825 Third Ave., North, Nashville, Tennessee, the full legal description to both lots being attached hereto as Annex "A".

Mary J. Dillard died in Davidson County, Tennessee, on January 13th, 1977, leaving the parties to this deed as the only persons having interest in this property. For this quitclaim deed, ESTELLA SCRUGGS pays the sum of $500.00 to AUSTIN H. DILLARD, and forever releases the estate of Mary J. Dillard from any claim.

WITNESS our hands this 18th day of July, 19 79.

Austin H. Dillard
Estella Scruggs

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 Austin H. Dillard and Estella Scruggs, the bargainor S, with whom I am personally acquainted, and who acknowledged that Hey executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of July, 19 79.

George H. Cate, Jr.
Notary Public

My Commission expires Aug. 12, 1981

BOOK 5479 PAGE 300

ANNEX "A" - Legal Description - Quitclaim Deed, Austin H. Dillard to Estella Scruggs

July 18th, 1979

Being a part of Lot 48 on the Plan of McGavock's 56 Lots of record in Book 11, page 393, at the Register's Office for Davidson County, Tennessee. Beginning at a point in the westerly margin of 3rd Avenue North, as widened, being the northeast corner of the property conveyed to C. G. Allman by deed of record in Book 1097, page 88, at said Register's Office; thence westerly along his northerly line 165 feet to an alley; thence northerly along the easterly margin of said alley 50 feet to a point; thence easterly 165 feet to the westerly margin of 3rd Avenue North as widened; thence along the said easterly margin of 3rd Avenue North southerly 50 feet to the point of beginning; thus fronting 50 feet on the westerly margin of 3rd Avenue North, and extending back between parallel lines 165 feet to an alley in the rear.

Being a part of Lot 48 on the Plan of McGavock's 56 Lots, of record in Book 11, page 393, at the Register's Office for said County. Beginning at a point in the westerly margin of 3rd Avenue North, as widened, the southeast corner of the property conveyed to Perry Northcutt and wife, by deed from Robert T. Thompson and wife, Altia Lee Thompson, of record in Book 2011, page 33, said Register's Office thence along his southerly line, Westerly, 165 feet to the easterly margin of an alley in the rear; thence southerly, along the said easterly margin of said alley, 50 feet to a point; thence easterly 165 feet to a point in the westerly margin of 3rd Avenue North, as widened; thence northerly along the said margin of 3rd Avenue North, 50 feet to the point of beginning. THUS FRONTING 50 feet on the westerly margin of 3rd Avenue North, and extending back between parallel lines 165 feet to an alley, also known as 1625 3rd Avenue North, Nashville, Tennessee.

Austin H. Dillard

Estella Scruggs

RECORDER'S MEMO: Legibility of writing, typing or printing in this Document Unsatisfactory when Received.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5479 PAGE 301

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			500.00- CO	
			1.30 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	7.30-
2737A08/09/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 45092

IDENTIF. REFERENCE

AUG 9 10 38 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 703284