Mail

Prepared by: JACKSON, TANNER & REYNOLDS, Attorneys
Suite 100, 216 Third Avenue, North
Nashville TN 37201

Address New Owner:
Mrs. Ethel Green
1917 South Hamilton Rd
Nashville TN 37218

Send Tax Bills to:
Same

Map-Parcel No.
13DA-63895
70-13-95

QUITCLAIM DEED

WHEREAS, Samuel J. Newman was vested with certain real property located at 1917 South Hamilton Road, Nashville, Davidson County, Tennessee, as evidenced by Deed of record in Book 5156, page 104, Register's Office for Davidson County, Tennessee; and

WHEREAS, Samuel J. Newman died a resident of Davidson County, Tennessee, on the 14th day of July 1979; and

WHEREAS, Samuel J. Newman left the following issue: Mrs. Anna Belle Grills, Fred Newman, Odell Newman, Roy Newman, and Nannie Ethel Green; and

WHEREAS, Samuel J. Newman left a Last Will and Testament bearing the date of 2 December 1977, wherein he devised a life estate in said real property to his two (2) daughters, Ethel Green and Anna Belle Grills, with the right to live in the home until both their deaths, or in the event it becomes necessary for any reason, to sell the said property, but to re-invest the proceeds from the sale of said property for the purpose of purchasing any other property for the said Anna Belle Grills and Ethel Green, said Last Will and Testament being recorded in Will Book _____, page _____, the Probate Court Clerk's Office of Davidson County, Tennessee; and

WHEREAS, said Last Will and Testament failed to dispose of said real property after the deaths of Anna Belle Grills and Ethel Green; and

WHEREAS, the heirs of Samuel J. Newman, being Anna Belle Grills, Fred Newman, Odell Newman, Roy Newman and Nannie Ethel Green, in order to correct any misunderstanding in said Last Will and Testament, and to vest a life estate in said real property in Ethel Green, with the remainder, upon her death being vested in Anna Belle Grills, Fred Newman, Odell Newman, Roy Newman, and the heirs of Ethel Green.

NOW, THEREFORE, for and in consideration of the sum of TEN ($10.00) DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, ANNA BELLE GRILLS, FRED NEWMAN, ODELL NEWMAN, ROY NEWMAN and ETHEL GREEN, do hereby quitclaim and convey all of our right, title and interest unto JOHN R. REYNOLDS, TRUSTEE, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of G. T. Sheegog Subdivision at Bordeaux, Block 1, as of record in Book 421, page 191, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 100 feet on the westerly margin of South Hamilton Road and runs back 279 feet more or less on the southerly line and 272 feet, more or less, on the northerly line, to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Sam J. Newman, a single man, by deed from Odell Bartley Newman and wife, Jane Newman, of record in Book 5156, page 104, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is None.

Nannie Ethel Green Affiant

Subscribed and sworn to before me this 16 day of December 1979.

Notary Public

My commission expires July 22, 1981

This is improved property known as 1917 South Hamilton Road, Nashville, Davidson County, Tennessee.

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

And now, I, the said JOHN R. REYNOLDS, TRUSTEE, for the express purpose of carrying out the intent of this conveyance as above set out, do hereby quitclaim and convey unto NANNIE ETHEL GREEN, for and during her natural life, with the right to sell said property upon investing the proceeds therefrom in any other real property for her residence for and during her natural life, and at her death, a one-fifth (1/5) interest to ANNA BELLE GRILLS, her heirs and assigns; a one-fifth (1/5) interest to FRED NEWMAN, his heirs and assigns; a one-fifth (1/5) interest to ODELL NEWMAN, his heirs and assigns; a one-fifth (1/5) interest to ROY NEWMAN, his heirs and assigns; and a one-fifth (1/5) interest to the heirs of NANNIE ETHEL GREEN, and their 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 8th day of November 1979.

IDENTIF. REFERENCE T

NOV 16 3 55 PM '79

FELIX A. WILSON II REGISTER DAVIDSON COUNTY, TENN.

F63808

Anna Belle Grills
ANNA BELLE GRILLS

Fred Newman
FRED NEWMAN

Odell B. Newman
ODELL NEWMAN

Roy C. Newman
ROY NEWMAN

Ethel Green
ETHEL GREEN

John R. Reynolds
JOHN R. REYNOLDS, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ann Williams, a Notary Public in and for said County and State, the within named ANNA BELLE GRILLS, FRED NEWMAN, ODELL NEWMAN, ROY NEWMAN, and ETHEL GREEN, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of November 1979.

Ann Williams
Notary Public

My commission expires 22 July 1981

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ann Williams, a Notary Public in and for said County and State, the within named JOHN R. REYNOLDS, 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 8th day of November 1979.

Ann Williams
Notary Public

My commission expires 22 July 1981

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