5643 222

ADDRESS NEW OWNER AND SEND TAX STATEMENTS:
Mrs. Fannie J. Francis
6122 Hickory Valley Road
Nashville, TN 37205

MAP-PARCEL NOS.
91-14
Pcv 243 Ja

THIS INSTRUMENT PREPARED BY:
O. B. Hofstetter, Jr., Attorney
Home Federal Tower
230 Fourth Avenue North
Nashville, TN 37219

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by Fannie J. Francis, and the agreement by Grantee to cancel a note to her secured by lien retained in Installment Deed of record in Book _____, Page ____, Register's Office for Davidson County, Tennessee, we, J. H. WATTS, JR. and wife, RUTH E. WATTS, do hereby quitclaim, transfer and convey to FANNIE J. FRANCIS, a widow, all of our right, title, and interest in the following described parcel of real estate, located in Davidson County, Tennessee, to wit:

> Being the southerly 50 feet of the property conveyed to Dennis O'Brien and wife, Edna L. O'Brien, by deed from Frank Schield and wife, of record in Book 785, Page 802, Register's Office for said County, as follows:
>
> BEGINNING on the westerly margin of Richland Avenue at Ham's, formerly Wright's, northeast corner; thence with the westerly margin of said Avenue, north 14-3/4° west 50 feet to the southeast corner of the property conveyed to C. M. Craddock and wife, by deed from Dennis O'Brien and wife, of record in Book 967, Page 521, said Register's Office; thence with Craddock's southerly line, south 74-1/2° west 775 feet to the center of Richland Creek; thence up the center of said Creek, south 14-3/4° east 50 feet to said Ham's northwest corner; thence with Ham's northerly line, north 75-1/4° east 775 feet to the beginning.
>
> Being the same property conveyed to J. H. Watts, Jr. by deed from Fannie J. Francis, of record in Book _____, Page ____, Register's Office for said County.
>
> This is improved property know as 311 - 54th Avenue, North, Nashville, TN 37209.

IN WITNESS WHEREOF, we have hereunto affixed our hands this 4th day of August, 1980.

J. H. Watts

Ruth E. Watts

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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 J. H. Watts, Jr. and wife, Ruth E. Watts, 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 4th day of August, 1980.

Eunice Miller
Notary Public

My commission expires:

October 18, 1981

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property is $ --0--.

J. H. Watts, Jr.

Sworn to and subscribed before me,

this 4th day of August, 1980.

Eunice Miller
Notary Public

My commission expires:

October 18, 1981

IDENTIF. REFERENCE

C04688

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.
AUG 27 3 21 PM '80