This Deed Prepared By:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, Tenn. 37217

Information Furnished By Seller

Address of New Owner:	Send Tax Bills To:	Map-Parcel
John C. Jenkins, Jr., Et Al 396 Murfreesboro Road Nashville, Tenn. 37210	Same	26-1 19

5734 [illegible]

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, receipt of all of which is hereby acknowledged, I, LEON RUBEN, TRUSTEE, have this day bargained and sold and by these presents do hereby transfer and convey unto JOHN C. JENKINS, JR. and A. C. MIFFLIN, III, all of my right, title, estate, interest and claim in and to the following described lot or parcel of land situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 31, a portion of a 2 foot reserved strip, a portion of Lot 32 and a portion of an unnumbered tract to the south of Lot 32 on the Plan of Roscoe Place, Second Addition, Block "F", of record in Book 843, Page 73, Register's Office, described according to a survey of Wayne S. Cooper, dated June 5, 1972, as follows:

Beginning at a point in the easterly margin of Dickerson Road, said point being 100 feet from the southeast corner of the intersection of Dickerson Road and East Avenue; thence S. 3° 51' E. with the margin of Dickerson Road, 140 feet to a point; thence leaving the margin of said road, S. 85° 34' E. 200 feet to a point; thence N. 3° 15' W. 140 feet to a point; thence N. 85° 34' W. 200 feet to the point of beginning.

Being the same property conveyed to Leon Ruben, Trustee, by deed from Audrey S. Felts, now Smith, Et Vir of record in Book 5514, page 502, Register's Office for Davidson County, Tennessee.

NOTE: Grantors herein grant and license unto Grantee an easement temporary in nature, 5 feet in width extending from East Avenue, S. 3° 51' E. 105 feet along the westerly lot line of Lot 27 for sanitary sewers.

TO HAVE AND TO HOLD all of my estate, right, title, interest and claim in and to the above described lot or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said JOHN C. JENKINS, JR. and A. C. MIFFLIN, III, their heirs and assigns in fee simple forever.

John C. Mifflin
300 Court Square Bldg.
Nashville, TN 37201

5731 PG 461

Purchasers hereby agree and assume to pay all outstanding balances due on mortgages which appear as of record in the Register's Office for Davidson County, Tennessee.

WITNESS my hand this the 15 day of ~~January,~~ April 1981.

LEON RUBEN, TRUSTEE

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 LEON RUBEN, TRUSTEE, 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 Davidson County, Tennessee, this the 15th day of ~~January~~ April, 1981.

NOTARY PUBLIC

My Commission Expires: 2-17-83

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration given for this conveyance is less than $50.00.

Affiant

Sworn to and subscribed before me this 15th day of April, 1981.

My Commission Expires 10-18-81

William H. Cameron
Notary Public

IDENTIFICATION

FEE $ 7.00
TAX
APR 17 11 43 AM '81

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