Quit Claim Deed

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

ROGERS JACKSON

TO

KAREN JENKINS

For draftsman's use

BOOK 5867 PAGE 439

Prepared by:

David C. Rutherford
Attorney at Law
306 Nashville City Bank
Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ms. Karen Jenkins (NAME)	same (NAME)	105-5-78 AP
1423 15th Avenue So. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

MAR 30 3 38 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS love & affection, no money

x Rogers Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 1982

Notary Public

MY COMMISSION EXPIRES: 7/21/84

(AFFIX SEAL)

G8521 1

For and in Consideration of love and affection that I have for my niece, KAREN JENKINS, and no monetary consideration, I, ROGERS JACKSON,

have bargained and sold, and by these presents do transfer and convey unto the said KAREN JENKINS, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 13 and 14 on the Map of the Subdivision of Lots Nos. 27 and 49 of the O.B.Hayes Rokeby Plan, of record in Book 421, page 22, Register's Office of said County.

Said Lots Nos. 13 and 14, adjoin and front together 55 feet on the westerly side of 15th Avenue South, formerly Washington Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Roger Jackson and wife, Lucy Jackson, by deed from The Commerce Union Bank, Administrator, etc., of record in Book 1139, page 283, said Register's Office.

The said Lucy Jackson having since died and the said Rogers Jackson having since married Christine Jackson, who has since died.

THE SAID ROGERS JACKSON HEREBY RESERVES UNTO HIMSELF A LIFE ESTATE IN THE ABOVE DESCRIBED PROPERTY.

BOOK 5867 PAGE 440

WD-2

This is ( ) unimproved (X) improved property, known as 1423 15th Avenue South, Nashville, TN 37212
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said KAREN JENKINS, her heirs and assigns, forever.

And I do covenant with the said KAREN JENKINS that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, ROGERS JACKSON, ~~do further covenant and bind~~ myself and my ~~heirs and representatives, to warrant and forever defend the title to the said land to the said~~ KAREN JENKINS, ~~his heirs and assigns against the lawful claims of all persons whomsoever.~~

Witness my hand this 30th day of March, 19 82

x Rogers Jackson
Rogers Jackson

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 ROGERS JACKSON

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, Davidson County,
Tennessee, this 30th day of March, 19 82

Helen T. Jonigan, Notary Public.

HELEN T. GIVICAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 7/21/84

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in ,
this day of , 19 .

, Notary Public.

Commission expires