# QUITCLAIM DEED

BOOK 5899 PAGE 472

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Geraldine W. Jerkins | Same | Map 44-11 |
| (NAME) | (NAME) | |
| 6021 Robert E. Lee Dr. | | Parcel 120 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tn. 37215 | | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of love and affection (and ~~XX~~ no monetary consideration) and for the express purpose of making a re-conveyance to* Geraldine Welch Jerkins

~~WE~~, I, Ira Park Welch

*by these presents do hereby quitclaim and convey unto* J. Thomas Martin

*, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:*

Being Lot No. 49, Section A, Village of Old Hickory, Tennessee, as shown on the plan recorded July 16, 1948 in Book 1424, Page 68, Register's Office for Davidson County, Tennessee, located on the northwest corner of the intersection of Cleves Street and 5th Street, containing 0.13 acres, more or less, subject to and/or reserving one special easement 5 feet wide for water, not shown on the recorded plan, more particularly described as follows:

Starting at the southern property line 31 feet east of the southwest corner of Lot No. 49 and running in a northerly direction parallel to the west line of Lot No. 49, a distance of 47 feet; thence in a westerly direction parallel to the south line of Lot No. 49 for a distance of 31 feet and all rights and connections of said easement, including the ingress and egress over the property herein conveyed for servicing easement are expressly reserved to the grantor. If special easement is abandoned for the purpose for which the same has been dedicated all rights thereunder will terminate and such special easement may not be re-used for a different or dissimilar purpose, all as shown on said recorded plan which is made a part of this description by reference thereto.

Being the same property conveyed to Monte F. Welch and wife, Ira Park Welch by deed from E.I. Dupont de Nemours and Company, of record in Book 1762, Page 528, Register's Office for Davidson County, Tennessee. MONTE F. WELCH HAVING SINCE DIED.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $30,000.00

Subscribed and sworn to before me, this the 11 day of May 1982

Affiant Geraldine W. Jerkins

My commission expires: 10-17-82 (Affix Seal)

Notary Public M. D. Stewart

This is unimproved ( ) improved (X) property, known as 408 Cleves St., Old Hickory, Tennessee 37138
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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

*And now, I, the said* J. Thomas Martin *, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto* Geraldine Welch Jerkins

her *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 the* 11th *day of* May, 1982.

THIS INSTRUMENT WAS PREPARED BY:

Mail
J. Thomas Martin, Attorney
Suite 200, 430 3rd Ave., No.
Nashville, Tenn. 37201

x Ira Park Welch

Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5899 PAGE 473

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Ira Park Welch, 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 11 day of May, 1982

M. J. Stewart
Notary Public.

My commission expires: 10-17-82

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. Thomas Martin, 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 11th day of May, 1982

Jewel F. Grubbs
Notary Public.

My commission expires: 4/21/85

G: 9 6 0 9 2

REFERENCE

JUN 17 2 03 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

QUITCLAIM

# Deed

From: Ira Park Welch

to: J. Thomas Martin, Trustee.

AND

From: J. Thomas Martin, Trustee.

to: Geraldine Welch Jerkins

PIONEER NATIONAL TITLE INSURANCE COMPANY
344 Fourth Avenue North
NASHVILLE, TENNESSEE 37219
Telephone 259-2290

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

RECEIVED OF _____

FOR _____

BOOK 5899 PAGE 474

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 30000.00- CO | |
| | | | 78.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 84.50- |
| | | | 3232A06/17/62 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 6 0 9 2

IDENTIF. REFERENCE T

JUN 17 2 03 PM '62

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 886962