mail

This instrument was prepared by John M. L. Brown, Attorney, 932 Stahlman Building, Box 161, Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J. Rotier, Jr., and Margaret Anne Rotier	J. W. Irvin	105-11-267 B.P.
(NAME: Crouse)	(NAME:)	
184 Wessington Place	2800 Blakemore Avenue	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hendersonville, TN.37212	Nashville, Tennessee 37212	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

QUITCLAIM DEED

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Know all men by these presents, that the last will and testament of John Jacob Rotier, Sr. ("the Testator"), dated July 29, 1981, and admitted to probate on December 10, 1981, gave to his daughter, Margaret Anne Rotier Crouse, and his son, John Rotier, Jr., in equal shares, the Testator's undivided one-half interest in certain improved property located at 1911 Bransford Avenue, Nashville, Tennessee. The Testator's wife, Evelyn Freemon Rotier, and his son, Charles G. Rotier, were also objects of his bounty under other provisions of said will. This quitclaim deed is made for and in consideration of the Testator's wishes, love and affection, and no monetary consideration.

Evelyn Freemon Rotier and Charles G. Rotier hereby quitclaim to Margaret Anne Rotier Crouse and John Rotier, Jr., all their interest, if any, in the following real property:

> Land in Davidson County, Tennessee, being Lots Nos. 30 and 31 on the Plan of Vine Hill, John W. Morton's First Addition, as of record in Book 161, Page 12, Register's Office for said County, and described together as follows: Beginning at the northwest corner of Benton Avenue, and Bransford, formerly Morton, Avenue, being the southeast corner of said Lot No. 31; thence with the northerly margin of Benton Avenue, westerly 173 feet to the corner of Lots Nos. 29 and 30; thence northerly with the line between said two lots 170 feet to the southerly margin of an alley, thence with the southerly margin of said alley, easterly 36 feet to the westerly margin of said Bransford Avenue, thence with the westerly margin of said Avenue in a southeasterly direction 218 feet, more or less, to the beginning.
>
> Being an undivided one-half interest in the same property conveyed to John J. Rotier and Lafayette C. Thomas, by deed from Dorothy H. Shaub, now Crawford, of record in Book 2543, Page 391, Register's Office of Davidson County, Tennessee, and being an undivided one-half interest in the same property conveyed to J. W. Irvin, by installment deed from Lafayette C. Thomas, of record in Book 3033, Page 298, said Register's Office, and being an undivided one-half interest in the same property conveyed to J. W. Irvin and wife, Laura Louise Irvin, by quitclaim deed from J. W. Irvin, of record in Book 5951, Page 841, said Register's Office.

This conveyance also includes all fixtures and equipment located on said property.

For purposes of clarification, it is the intention of this deed to confirm that, pursuant to the Testator's will, Margaret Anne Rotier Crouse and John Rotier, Jr. are the owners, as tenants in common, of an undivided one-half interest in the above-described property, and that J. W. Irvin and wife, Laura Louise Irvin, are the owners, as tenants by the entireties, of the other undivided one-half interest in said property.

WITNESS our hands this 17 day of March, 1983.

Evelyn Freemon Rotier
EVELYN FREEMON ROTIER

Charles G. Rotier
CHARLES G. ROTIER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Rebecca B. Earls, a Notary Public in and for said County and State, the within named Evelyn Freemon Rotier and Charles G. Rotier, 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 17th day of March, 1983.

Rebecca B. Earls
NOTARY PUBLIC

My commission expires: July 21, 1984

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.

Evelyn Freeman Rotter
AFFIANT

Sworn to and subscribed before me this 17th day of March, 1983.

Rebecca B. Eads
NOTARY PUBLIC

My commission expires: July 21, 1954

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IDENTIF. REFERENCE

MAR 18 11 19 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN