This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

**FROM**

RICHARD A. SELLS
1008 Virginia Avenue
Nashville, TN 37216

**TO**

DIXIE D. SELLS
1008 Virginia Avenue
Nashville, TN 37216

For draftsman's use

THIS INSTRUMENT PREPARED BY:
James W. Price, Jr.
219 Second Avenue, North
Nashville, TN 37201
TEL: 615/244-0626

BOOK 6036 PAGE 230

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| DIXIE D. SELLS (NAME) | SAME (NAME) | 61-11 |
| 1008 Virginia Avenue (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 149 Sw |
| Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

(FOR REGISTER'S USE)

H 41502

IDENTIF. REFERENCE T

APR 13 10 01 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ -0- Richard A. Sells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 1983

Phyllis G. Ramsey
Notary Public

MY COMMISSION EXPIRES: 10-15-83

(AFFIX SEAL)

# QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, cash in hand paid, receipt of which is hereby acknowledged, grantor, Richard A. Sells, has bargained and sold, and by these presents does quitclaim unto the said grantee, Dixie D. Sells, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

BEING the easterly 25 feet of Lot No. 28 and the westerly 50 feet of Lot No. 27 on the Map of George Burrus' Subdivision of Lot No. 81 of the Maplewood Home Tract, as of record in Book 421, page 178, Register's Office for said County.

SAID parts of Lots Nos. 28 and 27 front together 75 feet on the south side of Virginia Street and extend back 231.44 feet on the westerly line and 227.12 feet, more or less, on the easterly line, to a dead line, measuring 75 feet thereon.

BEING the same property conveyed to the within named grantors, Richard A. Sells and wife, Dixie D. Sells, by deed of record in Book 5920, page 515, Register's Office for Davidson County, Tennessee.

SUBJECT to all restrictions and easements of record, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the grantee's assumption of and agreement to pay the remaining balance of a certain Deed of Trust Note in the original principal amount of $15,450.00 payable to Collateral Investment Company according to the terms and conditions stated in said Note; said Note is secured by a Deed of Trust of record in Book 5013, page 287, Register's Office for Davidson County, Tennessee.

This is improved property known as 1008 Virginia Avenue, Nashville, TN 37216.

WITNESS my hand this 12 day of April, 1983.

Richard A. Sells
RICHARD A. SELLS

04/13 4.0 - CASH

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STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Charles J Lansky, a Notary Public in and for said County and State, the within named bargainor, Richard A. Sells, with whom I am personally acquainted and who acknowledged that he signed the foregoing Quitclaim Deed for the purposes therein contained.

This 13th day of April, 1983.

Charles J Lansky
Notary Public

My Commission Expires: 10-15-83

NOTARY PUBLIC DAVIDSON COUNTY