This Instrument Prepared By:
Roy C. DeSha, Jr. Attorney
Suite 1620, Parkway Towers
404 James Robertson Parkway
Nashville, Tennessee 37219

Send Tax Bills To:
James and Emmie Lee Abernathy
708 Ringgold Drive
Nashville, Tennessee 37207

map 73-16 203
202, 1

QUITCLAIM DEED

BOOK 6048 PAGE 505

For and in consideration of the sum of Four Thousand One Hundred Three Dollars and 98/100 ($4,103.98), cash in hand paid, receipt of which is hereby acknowledged, we, Jack Cohen and wife, Bessie Cohen, and John Nanni and wife, Marcella Nanni, do hereby convey all of our right, title and interest to James Abernathy and wife, Emmie Lee Abernathy, in the following tracts of real property located in Davidson County, Tennessee, and described as follows:

Tract #1 - Real property located at 74 Fairfield Avenue, Nashville, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the South 28 feet of the North 52 feet of Lot No. 1 on the map of Emma G. Watson's Subdivision of record in Book 57, page 84, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the westerly margin of Fairfield Avenue 88 feet from the North margin of Cannon Street, running thence 89° 30' W 85.5 feet to a stake, thence N 8° 45' E 28 feet to a stake, thence S 89° 30' E 85.5 feet to an iron pin in the west margin of Fairfield Avenue, thence with west margin of Fairfield Avenue, S. 8° 45' W 28 feet to the point of beginning. All in accordance with survey and plat by Norris H. Hickerson August 12, 1949.

Being the same property conveyed to James Abernathy and wife, Emmie Lee Abernathy by deed from Sam Garfinkle and wife, Eva R. Garfinkle, as recorded in Book 2090, Page 462, Register's Office of Davidson County, Tennessee, and sold by the Internal Revenue Service on March 15, 1983, to John Nannie and wife, Marcella Nanni, and Jack Cohen and wife, Bessie Cohen as evidenced by a Certificate of Sale of Seized Property of record in Book 6025, Page 632, Register's Office for Davidson County, Tennessee.

Tract #2 - Real property located at 76 Fairfield Avenue, Nashville, described as follows:

Being the northerly 28 feet of Lot No. 1, Emma G. Watson's Subdivision of record in Book 57, page 84, Register's Office for Davidson County, Tennessee, and more fully described as follows: Beginning at an iron pin in the Westerly margin of Fairfield Avenue and the South margin of a 10 foot alley, running thence South 8° 45' West with the westerly margin of Fairfield Avenue 24 feet to an iron pin, thence North 89° 30' W. 85.5 feet to a dead line, thence North 8° 45' East 28 feet to the South margin of a 10 foot alley, thence with the South margin of said alley 85.5 feet to point of beginning. All in accordance with survey and plat by Norris Hickerson, Surveyor, dated August 12, 1949.

Being the same property conveyed to James Abernathy and wife, Emmie Lee Abernathy by deed from Sam Garfinkle and wife, Eva R. Garfinkle, as recorded in Book 2804, Page 20, Register's Office of Davidson County, Tennessee, and sold by the Internal Revenue Service on March 15, 1983, to John Nanni and wife, Marcella Nanni, and Jack Cohen and wife, Bessie Cohen as evidenced by a Certificate of Sale of Seized Property of record in Book 6025, Page 632, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, we have set our hands this 28th day of APRIL, 1983.

JACK COHEN

BESSIE COHEN

JOHN NANNI

MARCELLA NANNI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, WILLIAM WINTON FERGUSON,JR., a Notary Public in and for said County and State, the within named JACK COHEN, 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, Tennessee, this 28th day of April, 1983.

My Commission Expires April 22, 1984
Commission Expires:

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, WILLIAM WINTON FERGUSON, JR. a Notary Public in and for said County and State, the within named BESSIE COHEN, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 28th day of APRIL, 1983.

My Commission Expires April 22, 1984
Commission Expires:

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, WILLIAM WINTON FERGUSON, JR, a Notary Public in and for said County and State, the within named JOHN NANNI, 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, Tennessee, this 28th day of APRIL, 1983.

My Commission Expires April 22, 1984
Commission Expires: _____

William Winton Ferguson Jr.
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, WILLIAM WINTON FERGUSON, JR, a Notary Public in and for said County and State, the within named Marcella Nanni, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 28th day of APRIL, 1983.

My Commission Expires April 22, 1984
Commission Expires: _____

William Winton Ferguson Jr.
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4,103.98.

Roy C. Delk

Subscribed and sworn to before me on this 2nd day of May, 1983.

Notary Public
My Commission Expires: July 27, 1986

IDENTIF. REFERENCE

H 45302

MAY 2 4 59 PM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6048 PAGE 508

FOR _____

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
			4103.98- CO 10.66 CO TX .50 PRFEE 5.00 MORTG CHECK 20.16-	
			4417A05/02/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H45302

T
IDENTIF. REFERENCE

MAY 2 4 59 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 946019