B0418

THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims (JCG)
2700 First American Center
Nashville, Tennessee 37238

QUITCLAIM DEED

BOOK 6467 PAGE 833

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Anne Martin Jones, et al 1901 Linden Avenue Nashville, TN 37212	SAME	104-16-187

WHEREAS, I, Anne Martin Jones, was the owner of an undivided 1/2 interest in the property hereinafter described as a tenant in common with my parents, James S. Martin and Morene C. Martin; and

WHEREAS, I have since conveyed an undivided 1/8 interest in such property to each of my parents, so that I now own an undivided 1/4 interest in the property as a tenant in common with my parents; and

WHEREAS, I now desire to convey to James S. Martin and Morene C. Martin, as tenants in common, all my remaining interest in such property, so that following the conveyance, they will be the sole owners of such property;

NOW, THEREFORE, and in consideration of love and affection (and no monetary consideration), I, Anne Martin Jones, do hereby quitclaim and convey unto James S. Martin and Morene C. Martin all of my remaining right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being parts of Lots 17 & 18 on the Map of Belmont Terrace, as of record in Book 421, page 101, Register's Office for Davidson County, Tennessee, described according to a survey made by Blanchard & Parrish, Engineers, June 14, 1939, as follows:

Beginning on the easterly margin of Oakland Avenue in the City of Nashville, Tennessee, at a point 359 feet south of the southerly margin of Cedar Lane, said point being the southwest corner of the property conveyed to R. R. Ogilvie by deed from American Trust Company, Trustee, of record in Book 702, page 260, said Register's Office; thence with said Ogilvie's southerly line eastwardly 170 feet to an iron pin in the westerly margin of an alley at a point 367 feet south of the southerly margin of Cedar Lane; thence with said alley southwardly 58 feet to an iron pin at the northeast corner of the property conveyed to J. M. Austin et ux by deed from W. A. Jones of record in Book 611, page 669, said Register's Office; thence with said Austin's northerly line westwardly 168.5 feet to an iron pin in the easterly margin of Oakland Avenue; thence with said Avenue northwardly 58 feet to the beginning.

Being the same property in which an undivided 1/2 interest therein was conveyed to Anne Martin Jones by quitclaim deeds of record in Book 5232, page 341 and Book 5246, page 826, said Register's Office; the said Anne Martin Jones having since conveyed an undivided 1/8 interest each to James S. Martin and Morene C. Martin, by deed of record at Book 6464, page 211, said Register's Office.

01/03 4.55 CHECK

933

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

IN WITNESS WHEREOF, I have set my hand this 2nd day of January, 1985.

Anne Martin Jones
Anne Martin Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Anne Martin Jones, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2nd day of January, 1985.

James C. Steele
Notary Public

My Commission Expires:
4-21-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NO MONETARY CONSIDERATION.

Anne Martin Jones
Anne Martin Jones

Subscribed and sworn to before me, this 2nd day of January, 1985.

James C. Steele
Notary Public

My Commission Expires:
4-21-85

I.T. 4617
IDENTIF. REFERENCE
JAN 3 3 40 PM '85
REGISTER
DAVIDSON COUNTY, TN