FROM: RUBY A. EZELL

TO: ROBERT LEE EZELL, JR.
and
W. WAYNE EZELL

THIS INSTRUMENT PREPARED BY:
Byron R. Trauger, Esquire
Doramus, Gideon & Trauger
The Customs House, Third Floor
Broadway at Seventh Avenue
Nashville, Tennessee 37203

QUITCLAIM DEED

BOOK 6491 PAGE 176

Mail

New Owners' Address	Send Tax Bills To:	Map-Parcel No.
Robert L. Ezell, Jr.	Robert L. Ezell, Jr.	
W. Wayne Ezell	W. Wayne Ezell	Map 91-13
420 American Road	420 American Road	Parcel 168
Nashville, TN 37209	Nashville, TN 37209	

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create fee simple title in Robert Lee Ezell, Jr. and W. Wayne Ezell, I, Ruby A. Ezell (also known as Ruby L. Ezell), by these presents, do hereby quitclaim and convey unto Robert Lee Ezell, Jr. and W. Wayne Ezell, their successors and assigns, all my interest in the following described tract or parcel of land, to wit:

> Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Charlotte Park, Section I, as of record in Book 2663, Pages 2 through 6 at page 5, said Register's Office.
>
> Said Lot No. 108 fronts 70 feet on the northeasterly side of American Road, and extends back 172.7 feet on the northwesterly line and 196.3 feet on the southeasterly line to a dead line measuring 95 feet thereon.
>
> Being the same property conveyed to Ruby L. Ezell by quitclaim deed from Robert L. Ezell, Sr. and Ruby L. Ezell of record in Book 5899, Pages 166 and 167, of the Register's Office for Davidson County, Tennessee.
>
> This instrument is made subject to a mortgage held by Metropolitan Federal Savings and Loan Association and to any easements and restrictions of record, and to all applicable local government planning, building and zoning regulations. This instrument was prepared from information furnished by Robert L. Ezell, Jr.

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

This is improved property known as 420 American Road, Nashville, Tennessee, 37209.

02/13 6.00- CASH

595

IN WITNESS WHEREOF, I have hereunto set my hand on this the 30th day of January, 1985.

Ruby A. Ezell
Ruby A. Ezell

Ruby L. Ezell
Ruby L. Ezell

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 Ruby A. Ezell (also known as Ruby L. Ezell), the 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 and official seal at Nashville, Tennessee, this 30th day of January, 1985.

Sue B. Green
Notary Public

My Commission Expires:

April 17, 1988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is none.

Ruby A. Ezell
Affiant

Sworn to and subscribed before me this 30th day of January, 1985.

Sue B. Green
Notary Public

My Commission Expires:

April 17, 1988

I.B. 26.07

IDENTIF. REFERENCE

FEB 12 11 33 AM '85

FILED IN OFFICE OF REGISTER
DAVIDSON COUNTY, TN