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QUITCLAIM DEED

Prepared by Martha Shipley

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Joseph Custis Boggs (NAME)	(same) (NAME)	117-4-160
2712 Brightwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	(same) (STREET ADDRESS)	FB No. 24W 1730
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	(same) (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, Monica Louise Boggs, by these presents do hereby quitclaim and convey unto Joseph Custis Boggs, successors and assigns, all right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 124 and the southerly 13 feet of Lot No. 125 on the Plan of Belmont Terrace of record in Book 421, page 101, as amended in Book 716, page 2, Register's Office for Davidson County, Tennessee.

SAID Lot No. 124 and the southerly 13 feet of Lot No. 125 front together 57 feet on the easterly margin of Brightwood Avenue and extend back between parallel lines 176.5 feet, more or less to an alley.

BEING the same property conveyed to Henrietta W. Vaupel by deed from the American Trust Company, Trustee, of record in Book 857, page 660, and by deed from Charles A. Howell, Jr., et al, of record in Book 1195, page 174, Register's Office for Davidson County, Tennessee. Henrietta W. Vaupel died testate on May 15, 1965, and her Last Will and Testament was duly probated in Minute Book 188, page 476, Probate Court Clerk's Office for Davidson County, Tennessee, and recorded in Will Book 83, page 421, said Clerk's Office; wherein she devised the above property to Alice Vaupel and Ida Vaupel Feustel. Alice Vaupel died testate on April 30, 1973, and her Last Will and Testament was duly probated under Docket No. 65415, said Clerk's Office, and recorded in Will Book 121, page 787, said Clerk's Office wherein she devised her interest in the above property to Ida Vaupel Feustel. Ida Vaupel Feustel was declared incompetent and a Conservator appointed for her on December 13, 1978, under Docket No. 66568, Probate Court Clerk's Office for Davidson County, Tennessee. John Charles Vaupel, the duly appointed Conservator therein, was granted full power and authority to convey the above property to the Grantees herein on behalf of Ida Vaupel Feustel by Order of the Probate Court entered in Minute Book 257, page 621, said Clerk's Office.

This conveyance is subject to easements, restrictions, setback lines of record and taxes for the current year applicable to said property.

BEING the same property conveyed to Joseph Custis and Monica Louise Boggs by deed from John Charles Vaupel, Conservator in Book 257, page 621, said Clerk's office.

STATE OF ~~TENNESSEE~~ TENNESSEE
COUNTY OF ~~DAVIDSON~~ DAVIDSON

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

Subscribed and sworn to before me, this the 14th day of March, 1985

Affiant Joe Boggs

My commission expires: April 17, 1988 (Affix Seal)

Notary Public Lee Ann Parker

STATE OF TENNESSEE LAND TRANSFER TAX PAID AT

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

Witness my hand this 14th day of March, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Monica Louise Boggs
MONICA LOUISE BOGGS

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STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, Catherine A Collins, a Notary Public in and for said County and State, Monica Louise Boggs

the within named bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Phx Az
this 14 day of March, 1985.

Catherine A Collins Notary Public

Commission expires Nov 29 1985

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____ the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____,
this _____ day of _____, 19___.

_____ Notary Public

Commission expires _____

QUITCLAIM DEED

J01855

JOSEPH CUSTIS BOGGS
AND
MONICA LOUISE BOGGS

IDENTIFICATION REFERENCE

MAY 3 3 58 PM '85

DAVIDSON COUNTY, TN

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290