Mail

This Instrument Prepared By:
WADDEY & JENNINGS
Second Floor, St. Cloud Corner
500 Church Street
Nashville, Tennessee 37219

BOOK 6663 PAGE 749

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Tax Map & Parcel No.:
Wm. Caldwell Hancock 313 Jocelyn Hollow Ct. Nashville, TN 37205	(same)	91-6-255 12W-18330

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, C. Kinian Cosner, Jr., have bargained and sold and by these presents do transfer, convey and quitclaim all of my right, title and interest unto Wm. Caldwell Hancock, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee being Lots Nos. 1601 and 1603, Block 14, Plan No. 2 West Nashville, as of record in Book 57, page 172, Register's Office for said County.
>
> Said Lots adjoin and front together 60 feet on the northerly side of Tennessee Avenue and run back between parallel lines, along the westerly margin of 57th Avenue North, formerly 16th Street, 150 feet to an alley.
>
> Being the same property conveyed to Wm. Caldwell Hancock and C. Kinian Cosner, Jr., as tenants in common, by warranty deed from Richard A. Sells, of record in Book 6261, page 925, said Register's Office.

As part of the above consideration, the Grantee herein assumes and agrees to pay the unpaid balances owing on the following: (1) note secured by deed of trust of record in Book 4589, page 220, said Register's Office; (2) vendor's lien retained in Installment Deed of record in Book 5804, page 983, said Register's Office; and (3) note secured by deed of trust of record in Book 6261, page 928, said Register's Office.

This is improved property known as 5700 Tennessee Avenue, Nashville, Tennessee 37209.

Said property is conveyed without warranty of any kind and subject to such limitations, restrictions and encumbrances as may affect the premises. By accepting and presenting this instrument for recordation, Grantee covenants and agrees to hold Grantor harmless from any present or future demands, claims or liabilities of any kind with respect to the property conveyed hereby.

B. Gail Reese, wife of C. Kinian Cosner, Jr., joins in this conveyance solely for the purpose of conveying any and all interest she may have in the subject property.

CHECK

05/21 4.00

3674

IN WITNESS WHEREOF, we have hereunto set our hands on this 9th day of September, 1985.

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C. Kinian Cosner, Jr.

B. Gail Reese

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Deborah K. Hines, a Notary Public of the state and county aforesaid, personally appeared C. Kinian Cosner, Jr. and B. Gail Reese, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of September, 1985.

Deborah K. Hines
Notary Public

My Commission Expires: 10/17/86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me, this 9th day of September, 1985.

Deborah K. Hines
Notary Public

My Commission Expires: 10/17/86

IDENTIFICATION REFERENCE

3 8 8 8 4

SEP 24 3 08 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN