11/06/85 6.00- CHG K

BOOK 6705 PAGE 344

FROM HEIR-AT-LAW OF MYRTLE MAE LAWSON

FLORENCE KAPLAN

AND

CAROLYN F. WADDEY, TRUSTEE

TO CAROLYN F. WADDEY, TRUSTEE

TO BERNITA WELLS

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BERNITA WELLS (NAME)	SAME (NAME)	Map 83-1
1027 Sharpe Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 103
Nashville, TN (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	27W 22540

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

BASED UPON INFORMATION FURNISHED BY PARTIES

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ NONE Carolyn F. Waddey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF October, 1985

Evelyn W. Lassiter
Notary Public

MY COMMISSION EXPIRES: 3/8/89

(AFFIX SEAL)

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 HEIR-AT-LAW OF MYRTLE MAE LAWSON

~~We~~ I, FLORENCE KAPLAN

by these presents do hereby quitclaim and convey unto CAROLYN F. WADDEY, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Being Lot No. 47 in the Jones and Bradford Subdivision of a Tract of Land in the Old 18th Civil District of Davidson County, Tennessee, a Plan of which is of record in Book 161, page 142, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 47 fronts 50 feet on the North side of Sharpe Avenue and runs back between parallel lines 154½ feet to an alley.

Being the same property conveyed to Mrs. S. W. Lawson, a widow, by deed from Archie Wright and wife, Ada Wright, of record in Book 854, page 77, Register's Office for Davidson County, Tennessee. Mrs. S. W. Lawson died intestate on the 14th day of August, 1985. The property now vests in her heirs at law, they being: MAE RAGSDALE, MARGARET TATUM, VAUGHN HAMELTON, MARIE ELLIS, FLORENCE KAPLAN, CHARMIE LAWSON, C. E. LAWSON, HARLE LAWSON AND AUDREY SNYDER.

unimproved ( ) is improved (X) property, known as 1027 Sharpe Avenue, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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

And now, I, the said CAROLYN F. WADDEY, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto BERNITA WELLS

heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 23 day of October, 19 85.

Florence Kaplan

Carolyn F. Waddey
Trustee.

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

Personally appeared before me, Bradeen K. Robinson, a Notary Public in and for said County and State, the within named, Florence Kaplan, the Bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Nashville, Tennessee~~, this 23 day of October, 1985

Bradeen K. Robinson
Notary Public.

Notary Public, State of Florida at Large
My commission expires: My Commission Expires July 29, 1988

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 CAROLYN F. WADDEY, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29 day of October, 1985

Evelyn D. Sweeney
Notary Public.

My commission expires: 3/8/89

51584

IDENTIFICATION REFERENCE

Nov 8 8 45 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN