BOOK 6845 PAGE 620

Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 New Long Hollow Pike
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Ruby D. Lutz Danforth a/k/a Ruby D. Lutz 311 W. Montecello Goodlettsville, TN 37072	Same	Map 54-9 Par 012 etc

THIS QUITCLAIM deed, made and entered into on the day and date last written, by and between DARREL A. DANFORTH, hereinafter referred to as the "GRANTOR"; and RUBY D. LUTZ DANFORTH, a/k/a RUBY D. LUTZ, hereinafter referred to as the "GRANTEE";

W I T N E S S E T H :

That for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I, DARREL A. DANFORTH, in full accordance with T.C.A. 66-1-110, have this day sold and do hereby transfer and convey all of my right, title and interest in the property below described to RUBY D. LUTZ DANFORTH, a/k/a RUBY D. LUTZ, with the full intent and purpose to vest the said RUBY D. LUTZ DANFORTH, a/k/a RUBY D. LUTZ with title thereto in fee simple, and by this conveyance the said RUBY D. LUTZ DANFORTH, a/k/a RUBY D. LUTZ, her heirs and assigns, is hereby vested with title in fee simple to said real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Westerly 150 feet of Lot No. 27 on the map of Bransford Realty Company's Alta Loma Subdivision, of record in book 421, page 44, Register's Office for said County, Described as follows:

Beginning at the Northwest corner of Lot No. 25 on said plan; thence with the line between said Lots No.'s 25 and 27 eastwardly 150 feet; thence northwardly 476 feet to a point in the Southern boundry line of Lot No. 29 on said plan; thence with the line between said Lots No.'s 27 and 29 westwardly 150 feet to the southwest corner of said Lot No. 29, said point being in the easterly margin of a 3 foot strip dedicated for public use; thence with the easterly margin of said strip southwardly 476 feet to the beginning.

Included in the above description, but excluded from this conveyance is some 193 square feet beginning at the Northeast corner of Marita Avenue and West Monticello Avenue at the intersection of the right of way lines which has been given to the City of Goodlettsville in order to create an arc turn for this corner. Exact degree turns are listed with the city.

Being the same property conveyed to Karl H. Lutz and wife, Ruby D. Lutz, by deed from Robert S. Moon and wife, Eunice B. Moon, by deed of record in Book 3459, Page 3, Register's Office for Davidson County, Tennessee; and, the said Karl H. Lutz, having died, the property became vested in Ruby D. Lutz, in fee simple. Ruby D. Lutz is one and the same person as Ruby D. Lutz Danforth.

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

IN WITNESS WHEREOF, I have hereunto set my hand, this the 29th day of April, 1986.

Darrel A. Danforth
DARREL A. DANFORTH, Grantor

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 DARREL A. DANFORTH, the Grantor, with whom I am personally acquainted and who acknowledged that he executed the foregoing for the purposes therein contained.

WITNESS my hand and official seal, this the 29th day of April, 1986.

NOTARY PUBLIC

My Commission Expires: 1-10-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Ruby D. Lutz Danforth
AFFIANT

Sworn to and subscribed before me, this the 29th day of April, 1986.

NOTARY PUBLIC

My Commission Expires: 1-10-89

MAY 1 3 36 PM '86
FELIX L. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

96986