BOOK 6854 PAGE 348

99853

This instrument prepared by:

Rupert M. Marigza
2141 Fairfax
Nashville, TN 37212

IDENTIFICATION REFERENCE

MAY 12 3 45 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON CO.

QUITCLAIM DEED

Address of New Owner:

R & M Real Estate
c/o Rupert M. Marigza, Partner
2141 Fairfax
Nashville, TN 37212

Send Tax Bills To:

Same

Map and Parcel No.(s):

Map 104-11

Parcel 118

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, Rupert M. Marigza and Mary-Helen I. Marigza, by these presents do hereby quitclaim and convey unto R & M Real Estate, a Tennessee general partnership, all their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the westerly 77 feet of lots Nos. 16, 17 and 18 and the souutherly 29½ feet of the westerly 77 feet of Lot No. 19 on the Plan of the subdivision of Hsamilton Park's 10.28 acre tract in the 7th, formerly the 10th Civil District of said County, as of record in Book 161, page 160, REgister's Office for said County, described according to said plan as changed by deed from Hamilton Parks to J. M. Williams and wife of record in Book 534, page 257, Register's Office as follows:

Beginning at the northeast corner of Jones Avenue, formerly East Street, and 24th Avenue South, formerly Kennedy Avenue, being the southwest corner of said Lot No. 16; thence with the northerly margin of Jones Avenue, eastwardly 77 feet to a point; thence northwardly and parallel with 24th Avenue South, 200 feet to a point 20½ feet southerly from the southern boundary line of Lot No. 20 on said plan; thence westwardly and parallel with Jones Avenue 77 feet to the easterly margin of 24th Avenue South; thence with the easterly margin of 24th Avenue South, southwardly 200 feet to the beginning. Being the same property conveyed to Alla S. Tarpley, a widow and Florence Landis, each a one-half undivided interest by deed from Jim B. Thomas and wife Lucille D. Thomas of record in Book 2249, page 549, Register's Office for Davidson County, Tennessee. The said Florence Landis having predeceased Alla Tarpley, and devised her interest in said property to her sister Alla Tarpley and her neices Alla Shoffner Tarpley, JosephineTarpley and CassieTarpley, by will of record in will book 98, page 336, Probate Clerks Office for Davidson County, Tennessee. The said Alla Tarpley having died intestate leaving as her only heirs-at-law Cassie Tarpley, Alla S. (Shoffner) Tarpley and Josephine Tarpley. The said Josephine Tarpley having since died devising her interest in said property to Cassie Louise Tarpley and Alla S. (Shoffner) Tarpley by will of record in Will Book 117, page 102, Probate Clerks Office for Davidson County, Tennessee. This is the same property conveyed to Rupert Marigza and wife Mary Helen I. Marigza, subject to an Installment Deed of Trust dated May 15, 1982 recorded in Book 5887, Page 50, Register's Office, Davidson County, Tennessee. The aforesaid lien (Installment Deed of Trust) was released in full as of record in Book 5988, Page 652, REgister's Office, Davidson County, Tennessee.

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

Witness my hand this 12th day of May, 1986.

Rupert M. Marigza

Mary-Helen I. Marigza

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, ~~Rupert Marigza~~ Linda E. Dalton, a Notary Public in and for said County and State, Rupert M. Marigza and Mary-Helen I. Marigza, the within named bargainors, 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 12th day of May, 1986.

Linda E. Dalton
Notary Public

Commission Expires:
3/8/89

The actual consideration for this transfer is $-0-.

Rupert M. Marigza, Affiant

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Subscribed and sworn to before me, this the 12th day of May, 1986.

Linda E. Dalton
Notary Public

My Commission Expires:
3/8/89