B0420

This Instrument Prepared for Recording by Robert L. Smith Attorney
400 Deadrick St., Suite 201
Nashville, TN 37219

QUIT CLAIM DEED

BOOK 6851 PAGE 305

THIS INDENTURE, made this 12 day of May, A. D., 19 86, between Nita L. Smith

Ann Modley of Davidson County, Tennessee, First Parties, and

of Davidson County, Tennessee, Second Parties,

WITNESSETH: That the said parties of the first part for and in consideration of ~~the sum of~~ love and affection and no monetary consideration ~~Dollars~~ to ~~them~~ her in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged.

Nita L. Smith

have bargained, sold, remised, released, and QUIT CLAIMED, and do hereby bargain, sell, remise, release, and QUIT-CLAIM unto the said parties of the second part, the following described premises,

to wit: Situated in District No. ..... of Davidson County, Tennessee,

Being the easterly one-half of Lot No. 82 on the Plan of Belmont Land Company's "Belmont Heights" as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said Part of said lot fronts 50 feet on the northerly side of Beechwood Avenue and extends back between parallel lines 188 feet to an alley.

Being the same property conveyed to Nita M. Smith by deed of record in Book 6633, page 842, from Ann Wallace Modley Register's Office for Davidson County, Tennessee.
The said Nita L. Smith and Nita Modley Smith being one and the same person.
This is improved property known as 1302 Beechwood Avenue, Nashville, Tennessee.

and all the estate, right, title and interest of the parties of the First part therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to Homestead and Dower therein ~~To have and to hold~~ possess the said premises to the said parties of the second part, their heirs and assigns forever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set hands and seals the day and year first above written.

.....(L. S.)	Nita L. Smith .....(L. S.)
.....(L. S.)	Nita L. Smith .....(L. S.)
.....(L. S.)	.....(L. S.)
.....(L. S.)	.....(L. S.)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6854 PAGE 306

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Nita L. Smith, the Bargainors, 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 12 day of May, 1986

Lynn Wahl
Notary Public.

My commission expires: OCTOBER 24, 1988

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named ....., 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 ..... day of ....., 19 ..

.....
Notary Public.

My commission expires: .....

Send tax bills to :

First Federal Savings & Loan
236 Fourth Avenue North
Nashville, TN 37219

Address New Owner:
1302 Beechwood Ave.
Nashville, TN.

IDENTIFICATION REFERENCE
MAP & PARCEL
118-1
No. 2

FELIX A. WILSON, JR.
DAVIDSON COUNTY, TN
MAY 13 11 28 AM '86

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR TRUE VALUE, WHICHEVER IS GREATER~~, FOR THIS TRANSFER IS
$ -0-
Robert L. Smith
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 13th DAY OF May 1986
B. Edwards
Deputy Register

QUITCLAIM

Deed

From: Nita L. Smith

to: Ann Modley ~~Trustee~~

AND

From: Trustee.

to:

PIONEER NATIONAL TITLE
INSURANCE COMPANY
344 Fourth Avenue North
NASHVILLE, TENNESSEE 37219
Telephone 259-2290