BOOK 6945 PAGE 463

SEND TAX BILLS TO:
MARGARET WARNER
3728 WESTEND AVE
NASHVILLE, TN 37205

MAP 92-16
PARCEL 340 & 10W-6460

This Instrument Prepared By:
Hartzog, Harris & Silva
Attorneys at Law
123 Fifth Avenue North
Franklin, Tennessee 37064

Mail

30222

IDENTIFICATION REFERENCE

AUG 11 10 07 AM '86

FELIX Z. WALSKY II REGISTER
DAVIDSON COUNTY, TN

QUITCLAIM DEED

THIS INSTRUMENT MADE AND ENTERED INTO on this the 18th day of JULY, 1986, by and between HARRY M. WARNER, Party of the First Part, and MARGARET ANN WARNER, Party of the Second Part, both citizens and residents of the State of Tennessee;

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION OF THE SUM of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Party of the First Part conveys and quitclaims unto the Party of the Second Part, all his right, title and interest in and to a certain parcel or tract of land in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

TRACT NO. 1:
Being lot No. 1 on the Map showing subdivision of the northerly part of lot No. 132 on the Plan of O. B. Hayes' First Subdivision of Small Lots, as of record in book 547, page 47, Register's Office for said County.

Beginning at the southwest corner of 18th Avenue South, formerly Lamar Street, and Division, formerly Shields or McTyeire, Street; thence with the westerly margin of said Avenue, southwardly 94-1/4 feet to the northeast corner of the property conveyed to T. G. Ross and wife, by deed from Tommie Dent et al. of record in Book 641, page 314, said Register's Office; thence with the northerly line of said Ross property westwardly 48 feet 8 inches; thence northwardly 2 feet; thence westwardly 41 1/2 feet to the southeasterly margin of Division Street, thence with said Street north-eastwardly 129-1/2 feet to the beginning.

TRACT NO. 2:
Being Lot No. 2 on the Map showing Subdivision into small lots of the northern part of Lot No. 132 in O. B. Hayes' Plan of Small Lots, as of record in book 547, page 47, said Register's Office.

Beginning in the westerly margin of 18th Avenue, South, formerly Lamar Avenue, at the southeast corner of Lot No. 1; thence south along the westerly margin of said Avenue, 40 feet 10 inches to the northeast corner of the lot conveyed to Carrie Hirsch by W. D. Witherspoon

and wife by deed of record in book 401, page 106, said Register's Office; thence westerly along the north line of the Hirsch lot, 95-1/2 feet to a point; thence northerly 30 feet to the southerly margin of McTyeire Street, formerly Shields Street; thence northeasterly along the southerly margin of said street 19 feet to the southwest corner of Lot No. 1; thence easterly along the southerly line of Lot No. 1, 41.5 feet to a point; thence southerly at right angles 2 feet to a point; thence easterly at right angles 48.67 feet to the point of beginning.

Being the same property conveyed to Margaret Ann Warner by Installment Deed of Patton-Warner-Tate, Inc. of record in Bock 5101, page 586, Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF, the Party of the First Part has hereunto set his signature, this the day and date first above written.

Harry M. Warner

Harry M. Warner,
Party of the First Part

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, Claudia Armstrong, a Notary Public in and for said County and State, the within named HARRY M. WARNER, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of July, 1986.

My Commission Expires:
May 27, 1990

Claudia Armstrong
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that this transfer is made in accordance with the terms and provisions of a divorce decree entered between the parties in the Circuit Court for Davidson County, Tennessee, and for no other consideration.

Margaret Ann Warner
Affiant

Sworn to and subscribed before me on this the 25th day of July, 1986.

My Commission Expires:
May 27, 1990

Claudia Armstrong
Notary Public