QUITCLAIM DEED

Box 7

J. BRETON BURTON ET AL

TO:

MABEL M. BURTON, WIDOW

THIS INSTRUMENT PREPARED BY:
CLARENCE W. PHILLIPS
ATTORNEY AT LAW
GUNTER BUILDING
SHELBYVILLE, TENNESSEE

BOOK 7046 PAGE 276

For and in consideration of the love and affection which we have for our mother, Mabel M. Burton, widow, we, J. Breton Burton and Miriam Burton Fisher, being the only children of J. W. Burton, deceased, do hereby transfer and convey unto Mabel M. Burton, widow, any and all right, claim and interest which we have in and to the following described real estate located in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot #64, on the plan of Sharpe & Horn's Second Addition to Northeast Nashville, as of record in Book 161, page 53, Register's Office for said County. Said Lot #64, fronts 57.3 feet on the westerly side of Joseph Avenue and runs back between parallel lines 145 feet to an alley.
>
> This is the same realty conveyed to W. C. Green and J. W. Burton as tenants in common by deed of record in Book 4519, page 423, Register's Office, Davidson County, Tennessee. The said J. W. Burton, at the time of his death owned a one-half undivided interest in said real estate.

To have and to hold the above described real estate unto the said Mabel M. Burton, widow, her heirs and assigns, forever.

~~We covenant that we are lawfully seized and possessed of an interest in said realty; have a good right to transfer and convey the same and that the same is free and unencumbered except by deeds of record in Book 4447, page 693, Register's Office, Davidson County, Tennessee~~

~~We further covenant and bind ourselves, our heirs and representatives, to forever defend the above described real estate to the said Mabel M. Burton, widow, her heirs and assigns, against the demands and claims of all persons whomsoever.~~

Witness our signatures this the 15th day of July, 1970.

J. Breton Burton
J. BRETON BURTON

Miriam Burton Fisher
MIRIAM BURTON FISHER

STATE OF TENNESSEE

COUNTY OF BEDFORD BOOK 7046 PAGE 277

Personally appeared before me, Clarence W. Phillips, a Notary Public, in and for the State and County aforesaid, the within named bargainors, J. Breton Burton and Miriam Burton Fisher, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Shelbyville, Tennessee, this the 15th day of July, 1970.

C. W. Phillips

NOTARY PUBLIC

My commission expires: 7-10-72.

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0—

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November, 1986

Notary Public

MY COMMISSION EXPIRES: 9/24/90

(AFFIX SEAL)

65507

IDENTIFICATION REFERENCE

Nov 20 2 41 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN