Berger. Et al 91
337 Vailview Dr.
Nash. Tenn 37207
Jack Bell - Same address Map 58-15 Par 6.02

HOWELL, FISHER, BERGMAN & NORTH
401 COURT SQUARE BUILDING
NASHVILLE, TENNESSEE 37201
BY: Norton R. Howell
ATTORNEY

# QUITCLAIM DEED

WHEREAS, the undersigned grantors are all the children of Annie M. Kosmicki, formerly Annie M. Randolph, formerly a resident of Davidson County, Tennessee, now residing in Duval County, Florida, to whom the said Annie M. Kosmicki, then Randolph, conveyed all of her right, title and interest in and to certain parcels of real property located in said state and county and hereafter fully described, pursuant to the provisions of a divorce decree entered in the Fourth Circuit Court of Davidson County, Tennessee, on or about 16 July, 1979, and of record in Minute Book 113A, at page 15, in the office of the County Court Clerk for Davidson County, Tennessee; and BOOK 7213 PAGE 390

WHEREAS, certain ones of the grantors, in order to recover their proportionate share of the present value of the properties hereinafter described, have brought an action in the Chancery Court for Davidson County, Tennessee, being number 86-2703-II, seeking the sale of said property and division of the proceeds of such sale among them and others entitled thereto, in accordance with the law applicable to such matters; and

WHEREAS, Eddie L. Randolph, Sr., a defendant in said action, and the owner of a one-half (1/2) undivided interest in said property has made an offer to purchase from the grantors, for cash, in an amount acceptable to each of them, as evidenced by their signatures hereto, all of their right, title and interest in said property for the consideration hereinafter described and recited;

NOW, THEREFORE, in consideration of the premises, and the payment of Five Dollars ($5.00) to each of the grantors hereinafter identified, in cash, and for other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, the undersigned grantors have bargained and sold, and do hereby assign, set over, transfer and quitclaim unto the said Eddie L. Randolph, Sr., his heirs, successors and assigns, all of the right, title and interest of the grantors in and to certain real property situated in the City of Nashville, Davidson County, Tennessee, and more particularly described as follows:

TRACT I:

LAND in Davidson County, Tennessee, being Lot No. 38 on the Plan of Skyview, as of record in Book 2331, pages 54 and 55, Register's Office for said County.

SAID Lot No. 38 fronts 118 feet on the northerly side of Vailview Drive and extends back 333.3 feet on the easterly line and 315.8 feet on the westerly line to a dead line, measuring 153 feet thereon.

BEING the same property conveyed to Eddie L. Randolph and wife, Annie Mae Randolph, by deed from James W. Wilson ad wife, Alberta C. Wilson, of record in Book 5090, Page 179, Register's Office for Davidson County, Tennessee, and being the same property described in a deed from Annie M. Randolph

CONVEY 40.50 CHECK

to the grantors herein, dated 26 February, 1979, and of record in Book 5391, Page 761, Register Office for said State and County.

and TRACT II:

BEING Lot No. 135 on the Plan of Montrose Place as of record in Book 57, Page 93, Register's Office, Davidson County, Tennessee.

118-1
Par. 208
1a

SAID Lot No. 135 fronts 50 feet on the southerly margin of Montrose Avenue and runs back 164.4 feet on easterly line and 162.9 feet on the westerly line to a dead line in the rear measuring 50 feet thereon.

BEING the same property conveyed to Eddie L. Randolph and wife, Annie M. Randolph by deed from Burleigh Hines and wife, Elva Hines as of record in Book 4646, Page 311, Register's Office, Davidson County, Tennessee, and being the same property described in a deed from Annie M. Randolph to the grantors herein dated 26 February, 1979, of record in Book 5398, Page 759, said Register's Office.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands, this 22nd day of April, 1987, at the places hereinafter indicated by our signatures.

Clarence Green Randolph
CLARENCE GREEN RANDOLPH

Darryl Randolph
DARRYL RANDOLPH

Anthony Randolph
ANTHONY RANDOLPH

Brenda K. Randolph
Administrator of the estate of
RONALD G. RANDOLPH, Deceased

Darren K Randolph
DARREN RANDOLPH

All of Davidson County, Tennessee.

Cynthia Randolph
CYNTHIA RANDOLPH

Eddie L Randolph Jr.
EDDIE L. RANDOLPH, JR.

All of Duval County, Florida

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 11,100.00
Deborah L Bonner
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 23rd DAY OF April 1987.
Peter Weatherman
Deputy Register

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Deborah Bonner a Notary Public in and for the County and State aforesaid, the within named Clarence Green Randolph, Darryl Randolph, Anthony Randolph and Darren Randolph, the bargainors, with whom I am personally acquainted or who have been proven to me to be, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 22nd day of April, 1987.

Deborah L. Bonner
Notary Public

My Commission Expires:
My Commission Expires March 11, 1990

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Debrah Bonner, a Notary Public in and for the County and State aforesaid, the within named Brenda G. Randolph Administrator of the Estate of Ronald G. Randolph, Deceased, who acknowledged that in such capacity, they have executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 22nd day of April, 1987.

Deborah L. Bonner
Notary Public

My Commission Expires:
My Commission Expires March 11, 1990

STATE OF FLORIDA

COUNTY OF DUVAL

PERSONALLY APPEARED BEFORE ME Bennie Lee Osborne, a Notary Public in and for the County and State aforesaid, the within named Eddie L. Randolph, Jr. and Cynthia Randolph, 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 Jacksonville, Florida, this 21 day of April, 1987.

Bennie Lee Osborne
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP JAN 28,1988

18351

IDENTIFICATION REFERENCE

APR 23 3 27 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7213 PAGE 393

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

06.04- CAMT.
31.00 CSTAX
.50 PRFEE
9.00 WDFEE
CHECK 40.54-
0472A04/23/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18351

IDENTIFICATION REFERENCE

APR 23 3 27 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 73219