This instrument was prepared by:

STINNETT & WILKINSON, Attorneys
108 South Main Street
Ashland City, Tennessee 37015

Address New Owner as:

Leonard A. Stephens
1402 Artic Avenue
Nashville, TN

Send Tax Bills to:

Same

Map: 13DA-09495
Parcel: 071-06-0-52

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, by the hereinafter named Grantee , and other good and valuable considerations, the receipt of which is hereby acknowledged, **JUDITH A. STEPHENS**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer, convey and quitclaim unto **LEONARD A. STEPHENS**, hereinafter called the Grantee, all our right, title and interest, in and to the following described property located in Davidson County, Tennessee, to-wit:

BEING the westerly 60 feet of Lot No. 21, the easterly part of Lot No. 21, and the westerly part of Lot No. 20, on the map of John Scruggs Subdivision of 8 acres, as recorded in Book 161, page 86, Register's Office for Davidson County, together with a 12 foot strip paralleling the westerly lot line of Lot No. 21 and 5 feet paralleling the northerly or rear line of Lot No. 21 and 20 as set out on the official map of Metropolitan Government of Nashville and Davidson County, Tennessee, Map No. 71-6, parcels 52 & 51, and abandoned by Metropolitan Government by ordinance 64-324, and described in 2 tracts as follows:

TRACT 1: BEGINNING at a point in the northerly margin of Artic Avenue 58 feet west of the common corners of Lot No. 21 and 20; thence with the margin of Artic Avenue westwardly 72 feet to a point; thence northwardly 142.3 feet more or less, to the center point in an abandoned alley; thence eastwardly with the center line of said alley 72 feet, more or less, to a point; thence southerly and parallel with the westerly line of Lot 21, 135 feet, more or less, to the point of beginning.

TRACT 2: BEGINNING at a point in the northerly margin of Artic Avenue, being the common front corners of Lots 21 and 20; thence westwardly 58 feet to a point; thence northwardly 135 feet, more or less, to the center of an abandoned alley; thence eastwardly with the center line of said abandoned alley 58.3 feet, more or less, to a point; thence southerly and parallel with the westerly side lot line in Lot No. 21, 132.5 feet, more or less, through the westerly portion of Lot No. 20 to the point of beginning.

BEING the same property conveyed to Leonard A. Stephens and wife, Judith A. Stephens, by deed from Carolyn Denny, a/k/a Carolyn L. Denney, unmarried, of record in Book 6649, page 897, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, Grantor has executed this instrument this 18 day of June, 1987.

Judith A. Stephens
JUDITH A. STEPHENS

STATE OF TENNNESSEE }
COUNTY OF CHEATHAM }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, JUDITH A. STEPHENS, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Ashland City, Tennessee, this the 18 day of June, 1987.

James W. Stewart
Notary Public

JAMES W. STEWART NOTARY PUBLIC AT LARGE STATE

My Commission Expires: 10-25-88

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $0.
transfer made pursuant to divorce decree
Stephens vs Stephens Cheatham Chancery Court # 4643-B

Leonard A. Stephens
Affiant

Subscribed and sworn to before me, this the 23rd day of June, 1987.

Notary Public

My Commission Expires: July 14, 1988

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 0
Leonard A. Stephens
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF June 1987.
Deputy Register

3903

IDENTIFICATION REFERENCE