Form No. W-1

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BOOK 7316 PAGE 654

FROM Dr. C.E. McGruder and Curlie McGruder

TO Carlton H. Petway, Trustee

AND

FROM Carlton H. Petway, Trustee

TO Dr. Charles E. McGruder

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dr. Charles E. McGruder (NAME)	same (NAME)	81-15
1524 22nd Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P. 94
Nashville, TN 37208 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Carlton H. Petway, Attorney
PETWAY & BLACKSHEAR
Suite 201, Citizens Plaza
400 Deaderick Street
Nashville, TN 37219

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 27th DAY OF July, 1987

Jacqueline Ann Hagan
Notary Public

MY COMMISSION EXPIRES: April 17, 1988

(AFFIX SEAL)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a fee simple absolute in Dr. Charles E. McGruder

We, Dr. C.E. McGruder and wife, Curlie E. McGruder

by these presents do hereby quitclaim and convey unto Carlton H. Petway, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 in S.A. Champion's Subdivision of Lots Nos. 85 to 168, Lots 169 to 228 and Lots 235 to 252 inclusive in the Harding Plan, as of record in Book 21, page 80, of the Register's Office of said County, and the plan of said subdivision being recorded in Book 161, page 132, Register's Office.

Said Lot No. 13 fronts 68.7 feet on the west side of 21st Avenue North, formerly Estrella Street, and runs back with the northerly margin of an alley, 154.7 feet to tan alley in the rear on which it measures 69.4 feet.

Being the same property conveyed to Dr. C.E. McGruder and wife, Curlie McGruder by deed from Birdie Elliott in Book 4589, page 833, of record in Register's Office for Davidson County, Tennessee.

5265

IDENTIFICATION REFERENCE

AUG 4 4 01 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

( ) unimproved ( ) This is improved (X) property, known as 1407 21st Avenue North (House Number) (Street) Nashville, TN 37208 (P. O. Address) (City or Town) (Postal Zone)

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

And now, I, the said Carlton H. Petway, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Dr. CHARLES E. McGRUDER

_____ heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 27 day of July, 1987

Mrs. Curlie McGruder

Dr. C. E. McGruder M.D.

Carlton H. Petway Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, DR. C. E. McGRUDER and CURLIE E. McGRUDER, 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 27th day of July, 1987

Jacqueline Dee Higgins
Notary Public

My commission expires: April 17, 1988

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CARLTON H. PETWAY, 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 27th day of July, 1987

Jacqueline Dee Higgins
Notary Public

My commission expires: April 17, 1988