7316

Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

FROM BOOK 7316 PAGE 666

FROM

Charles E. McGruder and Curlie H. McGruder — Carlton H. Petway, Trustee

AND

TO 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)	Par 65
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 24th DAY OF June, 19 87.

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, CHARLES E. McGRUDER and CURLIE H. 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:

TRACT 1:

Being the northerly half of Lot No. 67 on the Plan of S. A. Champion's Subdivision of certain lots in Harding Addition, as of record in Book 161, page 132, Register's Office for said County.

Said part of Lot No. 67 fronts 25 feet on the easterly side of 22nd Avenue, North, formerly Champion Avenue and extends back between parallel lines 154.7 feet to an alley.

Being the same property conveyed to Charles E. McGruder and wife, Curlie H. McGruder by deed from Margaret E. Lee and husband, Joseph C. Lee, of record in Book 5624, page 525, Register's Office for Davidson County, Tennessee.

"DESCRIPTION CONTINUED" - see attached page

This is ( ) unimproved (X) improved property, known as 1524 22nd Avenue North (House Number) (Street) Nashville, Tennessee (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 24th day of June, 1987.

Mrs. C E McGruder

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, CHARLES E. McGRUDER and Mrs. C. 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 24th day of June, 19 87.

Jacqueline Ann Wooten
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 24th day of June, 19 87.

Jacqueline Ann Wooten
Notary Public.

My commission expires: April 17, 1988

QUITCLAIM DEED DESCRIPTION

BOOK 7316 PAGE 668

TRACT 2:

This property being the southerly half of Lot No. 67 on the Plan of S. A. Champions Subdivision of certain lots in Harding's Addition, as of record in Book 161, Page 132, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 67 fronts 25 feet on the easterly side of 22nd Avenue, North, formerly Champion Avenue, and runs back between parallel lines 154.7 feet to an alley.

Being the same property conveyed to Charles E. McGruder and wife, Curlie H. McGruder by deed from Margaret E. Lee and husband, Joseph C. Lee, of record in Book 5624, page 525, Register's Office for Davidson County, Tennessee.

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IDENTIFICATION REFERENCE

AUG 4 4 03 PM '87

RECEIVED AND RECORDED BY REGISTER DAVIDSON COUNTY, TN

RUSH