Dot 23

FROM: BOOK 7317 PAGE 959

W. Wayne Ezell and Ruby A. Ezell

TO:

Ruby A. Ezell

QUITCLAIM DEED

Address New Owner
Ruby A. Ezell
420 American Rd
Nashville, Tenn 37209

Send Taxes To:

Map/Parcel
Map 71-15
Par 108

THIS INSTRUMENT WAS PREPARED BY:

Tom G. Coleman, Jr.
Attorney at Law
9000 East Church St.
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ NONE

Affiant

Subscribed and sworn to before me, this 27th day of July, 19 87

Notary Public
Commission expires: 4 12 1988

5316 7

RECEIVED FOR REFERENCE
Aug 6 9 10 AM '87

This instrument made and entered into on this the 27th day of July, 1987, by and between W. Wayne Ezell and Ruby A. Ezell, party of the first part and Ruby A. Ezell, party of the second part,

WITNESSETH:

That for and in consideration of the sum of $1.00 cash in hand paid, the receipt of which is hereby acknowledged, the party of the first part conveys and quitclaims unto the party of the second part, all their right, title and interest in and to the following described real estate, to-wit:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Charlotte Park, Section I, as of record in Book 2663, Pages 2 through 6, at page 5, said Register's Office.

Said Lot No. 108 fronts 70 feet on the northeasterly side of American Road, and extends back 172.7 feet on the northwesterly line and 196.3 feet on the southeasterly line to a dead line measuring 95 feet thereon.

Being the same property conveyed to W. Wayne Ezell and Ruby A. Ezell, by Quitclaim Deed from W. Wayne Ezell, Wilma Jean Ezell, Bevery Jean Nix and Sandra Lee Carter, of record in Book 7187, Page 595, Register's Office for Davidson County, Tennessee.

This instrument is made subject to a mortgage held by Metropolitan Federal Savings and Loan Association and to any

easements and restrictions of record, and to all applicable local government planning, building and zoning regulations.

This instrument was prepared from information furnished by Ruby A. Ezell.

This is improved property known as 420 American Road, Nashville, Tennessee 37209.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In Testimony Whereof, the party of the first part has hereunto set their signature, this day and date first above written.

Ruby A. Ezell
RUBY A. EZELL

W. WAYNE EZELL, by
Beverly Jean Nix,
Attorney-in-Fact
BK 7253 Page 371

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, Ruby A. Ezell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of July, 1987.

NOTARY PUBLIC

My commission expires: 4-17-1991.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of July, 1987, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Beverly Jean Nix, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of W. Wayne Ezell, and acknowledged that she executed the same as the free act and deed of the said W. Wayne Ezell.

Witness my hand and seal at Nashville, Tennessee, this 27th day of July, 1987.

Jan D. Coleman
NOTARY PUBLIC

My commission expires: 4-17-1991.