Prepare by
Taylor & Associates
Attorney

BOOK 7444 PAGE 154

QUITCLAIM
WARRANTY DEED

5055 01/06 0101 012.26PM 6.00

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George Merrell, Jr. (NAME)	same (NAME)	2W-15565
2125 Owen Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 81-3
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Par. 272

Mail

FOR AND IN CONSIDERATION of the sum of love & affection and to correct a prior conveyance *Dollars,*

George F. Merrell, Jr.

have this day bargained and sold, and do hereby ~~bargain, sell, convey and confirm unto the said~~ Quitclaim to George F. Merrell, Sr. and wife, Marie Merrell, or the survivor of them, a life estate

the Grantees herein, their heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows

Land in Davidson County, TEnnessee being lot No. 35 on the plan of T. G. Noel's Subdivision of Lot No. 20, Owens Buena Vista Plan, of record in book 57, page 69, R.O.D.C. Tennessee.
Said Lot fronts 50 feet on the west side of Owen Street and runs back between parallel lines 150 feet to an alley.
Being same property conveyed to George F. Merrell, Jr. from George F. Merrell, Sr. and wife, Marie Merrell, of Book 6962, page 317, Register's Office of Davidson County, Tennessee, on August 26, 1986. That the conveyance contained in Book 6962, page 317, should have reserved in George F. Merrell, Sr. and wife, Marie Merrell, a life estate and this deed is made to correct that oversight.

9.57 6.1.

IDENTIFICATION REFERENCE

JAN 6 12 21 PM '88

DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ _____

Subscribed and sworn to before me this the _____ *day of* _____ *19*____

Affiant

My commission expires _____ *(Affix Seal)*

Notary Public

unimproved ( )
This is improved ( ) property, known as _____ *(House Number) (Street) P.O. Address (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unincumbered

We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

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

Witness our hands this 6th *day of* January *19*88*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

x George F. Merrell Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Martha D. Taylor, *a Notary Public in and for said County and State* aforesaid

the within named bargainor George F. Merrell, Jr., *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at Nashville, Tennessee, *this* 6 *day of* January, 1988.

Martha D. Taylor
Notary Public

Commission expires 3/28/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

WARRANTY DEED

FROM

George F. Merrell, Jr.

TO

George F. Merrell

and wife,

Marie Merrell,
a life estate

Compliments of
Chicago Title Insurance Company
First Floor – First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238