BOOK 7740 PAGE 135

QUITCLAIM DEED

[Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel No.
[Beverly Jean Nix	Ruby A. Ezell (Name)	MAP 91-13
[616 Hicks Road (Street Address or Route No.)	420 American Road (Street Address)	PARCEL 168
[Nashville, TN 37221 (City) (State) (Zip)	Nashville, TN 37209 (City)(State)(Zip)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Ruby A. Ezell, reserving unto myself a life estate, by these presents do hereby quitclaim and convey unto Beverly Jean Nix, subject to a life estate retained by grantor, her successors and assigns, all my right, title and interest in and to the following described tract of 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 Ruby A. Ezell and W. Wayne Ezell, with each having a right of survivorship, W. Wayne Ezell having since died, of record in Book 7187, Page 595, in the Register' Office of Davidson County, Tennessee.

This instrument prepared by:	STATE OF TENNESSEE)
Harold E. Collins, Attorney	COUNTY OF DAVIDSON)
4800 Charlotte Avenue	The actual consideration or value
Nashville, TN 37209	whichever is greater, for this
	transfer is $ none
	Beverly Nix
	Affiant
	Subscribed and sworn to before me
	this 29th day of December, 1988.
	Harold E Collins
	Notary Public
	My Commission Expires: 3-15-92
	(Affix Seal)

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

Witness my hand this 29 th day of December, 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ruby A Ezell
RUBY A. EZELL

9 7 8 9 4

IDENTIFICATION

Dec 30 11 02 AM '88

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

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 29th day of December, 1988.

Harold E Collins
NOTARY PUBLIC

HAROLD E. COLLINS NOTARY PUBLIC DAVIDSON

My commission expires: 3-11-90

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