THIS INSTRUMENT PREPARED BY:
W. THOMAS SCHMITZ, ATTORNEY
SUITE 272 GALLATIN BLDG.
278 FRANKLIN RD.
BRENTWOOD, TENNESSEE 37027

Mail

QUITCLAIM DEED

8318 04/24 0101 03CHECK 9.00

(ADDRESS OF NEW OWNER AS FOLLOWS:	(SEND TAX BILLS TO:)	MAP & PARCEL NO.)
(Eleanor Sue Faulkner and (Preston Lee Mitchell (1709 Sherwood Drive (Brentwood, Tn. 37027	(Eleanor Sue Faulkner (1709 Sherwood Drive (Brentwood, Tn. 37027	(91-10 (Parcel 216

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), for the expressed purpose of creating a tennancy-in-common in fee simple absolute, and for the nominal sum and amount of One and no/100 ($1.00), I, CLYDE MITCHELL, Grantor, by these presents do hereby quitclaim, transfer, and convey unto ELEANOR SUE FAULKNER AND PRESTON LEE MITCHELL, my natural daughter and son, respectively, all my right, title and interest in and to the following described tract or parcel of land in Nashville, Davidson County, Tennessee, to-wit:

RIDER LEGAL DESCRIPTION ATTACHED AS " EXHIBIT A ."

Being the same property conveyed to CLYDE MITCHELL and wife, LIZZIE MITCHELL, by deed from J. D. STEVENS and wife, RHODA MAE STEVENS, of record in Book 2800, page 165, Register's Office for Davidson County, Tennessee, the said LIZZIE MITCHELL now deceased.

This is improved property, known as 520 Elain Avenue, Nashville, Tennessee 37209.

And now, therefore, I, the said CLYDE MITCHELL, Grantor, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitcalim, transfer, and convey unto Grantees, ELEANOR SUE FAULKNER and PRESTON LEE MITCHELL, heirs and assigns, all my right, title and interest, with the appurtenances, estate, title thereto belonging in the said 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.

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.

Cynthia Mitchell, spouse of CLYDE MITCHELL, joins in this conveyance as a GRANTOR expressly to consent, waive, grant, relinquish and transfer all her right, title and interest of whatsoever nature in or to said property.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands on this the 13th day of April, 1989.

Clyde Mitchell
CLYDE MITCHELL

Cynthia Mitchell
CYNTHIA MITCHELL

27043

APR 24 9 05 AM '89

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 THE 13th DAY OF April, 1989.

Notary Public

MY COMMISSION EXPIRES:
9-25-90

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, W. Thomas Schmitz, a Notary Public in and for said County and State, the within named, CLYDE MITCHELL and wife, Cynthia Mitchell, the Bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 13th day of April, 1989.

Notary Public

My Commission Expires:

9-25-90

"EXHIBIT A"

RIDER LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

The westerly portions of Lots "I" and "J" on the Map of Holeman Heights, as of record in Book 332, Page 7, Register's Office for Davidson County, Tennessee, according to a survey made by Geo.W. Watkins, Surveyor, December 7, 1953 and a second survey made by the same surveyor on August 2, 1957:

Beginning at a point in the center of Elain Street at the common corner of Lots 5 and 6 as shown on said survey of December 7, 1953; thence with the line between said Lots south 71 Degrees 15 Minutes east 100 feet to a point; said point being on the common dividing line between Lots 5 and 6; thence southerly 70.33 feet to a point in the northerly portion of Lot "J" and being in the southerly boundary of the triangular plot shown on said survey of August 2, 1957; thence with such southern boundary of such triangular plot north 74 Degrees 15 Minutes west 97.6 feet to the center of Elain Street; thence with the center of said street northerly 76.8 feet to the beginning.

Being the westerly portions of the property conveyed to J.D. Stevens and wife, Rhoda Mae Stevens by deeds from G. W. Dunn and wife, Laura S. Dunn, of record in Book 2295, Page 130 and in Book 2701, Page 199, said Register's Office.