BOOK 7857 PAGE 651

JUN 9 09 AM '89

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THIS INSTRUMENT WAS PREPARED BY:

Mary Frances Lyle, Esquire
1610 Parkway Towers
404 James Robertson Parkway
Nashville, Tennessee 37219

QUITCLAIM DEED

FROM: Joseph Lucian Herndon

2053 06/06 0101 01DAFSH 6.00

TO: Dee Ann Walker

Address New Owner(s) as follows:

Dee Ann Walker
1215 5th Avenue, North
Nashville, Tennessee 37208

Send Tax Bills To:

same

mail

AFFIDAVIT

Map 082-9
P-286
461 ll

STATE OF FLORIDA)

COUNTY OF Dade)

I, Joseph Lucian Herndon, after being first duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree in that certain case styled Dee Ann Walker vs. Joseph Lucian Herndon, Civil Action No. 87D-492, Fourth Circuit Court of Davidson County, Tennessee and that there was no monetary consideration given for the transfer.

JOSEPH LUCIAN HERNDON

Sworn to and subscribed before me, this 27TH day of MARCH, 1989.

NOTARY PUBLIC

My Commission Expires: 9-02-90

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, Joseph Lucian Herndon, has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said Dee Ann Walker, her heirs, successors, and assigns, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being part of Lot No. 4 on the plan of Ratterman's Subdivision of Lots Nos. 87, 88, 89, and 90 in D. T. McGavock's First Addition to Nashville, as of record in Book 161, page 42, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of 5th Avenue, North, formerly Summer Street, at a point 238 feet north of the northerly margin of Madison Street, said point also being 47 feet north of the southeast corner of said Lot No. 4; thence with the westerly margin of said Avenue, northwardly 57-1/2 feet to a point; thence westwardly 170-3/4 feet to a point in the easterly margin of an alley; thence with said alley, southwardly 56-3/4 feet to a point; thence parallel with the southerly line of said Lot No. 4, eastwardly 170-3/4 feet to the point of beginning.

Being the same property conveyed to James C. Pickett and wife, Lois T. Pickett, by deed from Posey Rose Scott, of record in Book 2549, page 306, said Register's Office.

Being the same property, identified as Tract 1, conveyed to Joseph L. Herndon by deed from Lois T. Pickett and husband, James C. Pickett, of record in Book 5346, page 605, Register's Office for Davidson County, Tennessee.

This is improved property known as 1215 and 1215 1/2 5th Avenue, North, Nashville, Davidson County, Tennessee 37208.

TO HAVE AND HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dee Ann Walker, her heirs, successors, and assigns, forever.

Witness my hand this 27TH day of MARCH, 1988.

JOSEPH LUCIAN HERNDON

STATE OF FLORIDA)
COUNTY OF DADE)

Personally appeared before me, a Notary Public in and for said County and State, the within named JOSEPH LUCIAN HERNDON, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Miami/Dade, Florida, this 27TH day of MARCH, 1988.

NOTARY PUBLIC

My Commission Expires: 6-6-90

3249