This Instrument Prepared Without Title Search,
From Information Provided By the Parties, By:
JOHN T. GWIN, ATTORNEY AT LAW
116 Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
MARY ELIZABETH ELLISON etvir
1005 Gribble Drive
Franklin, Ohio 45005

SEND TAX BILLS:
To New Owners

MAP AND PARCEL:
Map 44-15
Group
Parcel 40

QUITCLAIM DEED BOOK 8031 PAGE 267

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and in settlement of a portion of the Estate of Judith Anne Reams, Deceased, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **MARY ELIZABETH ELLISON, Administratrix of the Estate of JUDITH ANNE REAMS, Deceased,** hereinafter called the Grantor, have bargained and sold, and by these presents do quitclaim and convey unto **MARY ELIZABETH ELLISON and husband, LLOYD WAYNE ELLISON,** hereinafter called the Grantee, their heirs and assigns, all of my 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:

Land in Davidson County, Tennessee, being Lot No. 125 of Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948 in Book 1424, page 68, in Register's Office for Davidson County, Tennessee; fronting 55 feet on Lawrence Street, containing 0.11 acres, more or less;

SUBJECT to and/or reserving one (1) permanent easement five (5) feet wide for utilities; and all rights in connection with said easement, including ingress and egress over the property herein conveyed for servicing easement, are expressly reserved to the GRANTOR, all as shown on said recorded Plan, which is made a part of this description by reference thereto.

Said property is also subject to covenants contained in a Deed of record at Book 1758, page 146, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Judith Anne Reams, a single person, by deed dated September 8, 1983, from Billy M. Kimbro, Thomas R. Kimbro and wife, Betty Kimbro, and Mildred Ann Swinea, as of record in Book 6145, page 708, Register's Office for Davidson County, Tennessee. The said Judith Anne Reams, unmarried, died intestate on April 15, 1989, leaving as her sole surviving heir at law, her father, Robert N. Reams, according to a List of Heirs filed in the Clerk's Office, Circuit Court, Chesterfield County, Virginia, on May 12, 1989, in Will Book 150, page 765. The said Robert N. Reams disclaimed any interest in the property by written Waiver and Disclaimer dated July 24, 1989,

and filed for record in Book 7921, page 738, Register's Office for Davidson County, Tennessee. Mary Elizabeth Ellison, Administratrix of the Estate of Judith Anne Reams, is thus the sole surviving heir at law of Judith Anne Reams, evidenced by the Amended List of Heirs filed in the aforesaid Clerk's Office on November 15, 1989.

This is improved property known as 706 Lawrence Street, Old Hickory, Davidson County, Tennessee 37138.

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

Witness my hand this the 22nd day of January, 1990.

98475

MAIL CHK.

Mary Elizabeth Ellison
MARY ELIZABETH ELLISON
Administratrix

STATE OF OHIO)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named MARY ELIZABETH ELLISON, Administratrix of the Estate of JUDITH ANNE REAMS, 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 Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Franklin, Ohio, this the 22nd day of January, 1990.

Florine P. McCandless
NOTARY PUBLIC

FLORINE P. McCANDLESS, Notary Public
In and for the State of Ohio
My Commission Expires March 28, 1993

My Commission Expires: _____

OFFICIAL SEAL · OHIO · STATE OF

STATE OF OHIO)
COUNTY OF Montgomery)

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

Mary Elizabeth Ellison
MARY ELIZABETH ELLISON

Subscribed and sworn to before me this 22nd day of January, 1990.

Florine P. McCandless
NOTARY PUBLIC

My Commission Expires: _____

FLORINE P. McCANDLESS, Notary Public
In and for the State of Ohio
My Commission Expires March 28, 1993

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