mail

This Instrument Prepared By:
OWENS & HERRING
Suite 200
200 Fourth Avenue North
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:

Van Alan Schwendimann, et ux.
816 Emberlake Drive
Nashville, TN 37214

Send Tax Bills To:

Same

Map and Parcel No.(s):

82, GP 15, 221

FOR AND IN CONSIDERATION of Ten Dollars ($10), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARY J. WELCH, D.V.M., by these presents does hereby quitclaim and convey unto VAN ALAN SCHWENDIMANN and his wife, FRANCES AILEEN SCHWENDIMANN, all her right, title and interest in and to the following described tract of land:

BEING Lot No. 2 on the resubdivision plat of record in Book 5190, page 263, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the generally southerly boundary of the right-of-way of Main Street; thence, along the said boundary N 62 degrees 02' 42" E 145.14 feet to a point; thence, S 25 degrees 25' E 156.07 feet to a point in the generally northerly boundary of the right-of-way of an alley; thence, along the said right-of-way S 64 degrees 30' W 145.00 feet to a point; thence, N 25 degrees 25' W 149.86 feet back to the point of beginning; the said tract contains 0.509 acres according to the said plat and is subject to the 21-foot minimum building setback line shown thereon.

And being the same property conveyed to Mary J. Welch, D.V.M., the Grantor, from National Systems, Inc., by Warranty Deed of Record in Book 8110, page 332, of the Register's Office for Davidson County, Tennessee.

The property being conveyed is commercial property and as such is not subject to the homestead exemption.

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

WITNESS my hand this 15th day of May, 1990.

Mary J. Welch
MARY J. WELCH, D.V.M.

THE MAXIMUM PRINCIPAL INDEBTEDNESS

BOOK 8110 PAGE 336

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY J. WELCH, D.V.M., the within named 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 15th day of May, 1990.

NOTARY PUBLIC

My Commission Expires:
4-18-91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

VAN ALAN SCHWENDIMANN, Affiant

Subscribed and sworn to before me, this the 15th day of May, 1990.

NOTARY PUBLIC

My Commission Expires:
4-18-91

H30

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