BOOK 8423 PAGE 855

# QUITCLAIM DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James B. Overton and Gloriadine Rucker | SAME | Map 92-13 |
| (NAME) | (NAME) | |
| 3505 Elkins Avenue | | Par. 342 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tn. 37209 | | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to* James B. Overton and Gloriadine Rucker

*We,* James B. Overton

*by these presents do hereby quitclaim and convey unto* Jimmy A. Duncan

his interest in

*, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:*

Being the easterly 50 feet of lots Nos. 109, 110 and 111 on the map of Hortense Place as of record in book 161, page 167, Register's Office for said County.

Said part of lots Nos. 109, 110 and 111 fronts 50 feet on the southerly side of Elkins Avenue and runs back between parallel lines, with the westerly margin of an alley, 150 feet to a dead line.

Being the same property conveyed to James B. Overton and wife, Evelyn D. Overton by deed from Burton Duncan and wife, Sara H. Duncan of record in Book 4112, Page 97, Register's Office for Davidson County, Tennessee.

The said Evelyn D. Overton having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ -0-

Subscribed and sworn to before me, this the 19th day of August, 19 91.

Affiant Gloriadine Rucker

My commission expires 10-9-91

(Affix Seal) Notary Public Jimmy A. Duncan

This is improved (X) unimproved property, known as 3505 Elkins Avenue, Nashville, Tn. 37209
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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

*And now, I, the said* Jimmy A. Duncan *, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey* my interest in *unto* James B. Overton and Gloriadine Rucker

their *heirs and assigns, the same 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.*

IN WITNESS WHEREOF *we have hereunto set our hands on this the* 19th *day of* August, *19* 91.

James B Overton

Jimmy A. Duncan
*Trustee.*

THIS INSTRUMENT WAS PREPARED BY:
Jimmy A. Duncan, Atty.
4904 Charlotte Ave.
Nashville, Tn. 37209

mail

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jimmy A. Duncan, a Notary Public in and for said County and State, the within named, James B. Overton, the Bargainor(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of August, 19 91

Jimmy A. Duncan
Notary Public

My commission expires: 10-9-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John B. Duncan, a Notary Public in and for said County and State, the within named, Jimmy A. Duncan, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of August, 19 91

John B. Duncan
Notary Public

My commission expires: 4.23.94

**QUITCLAIM DEED**

AND

**Ticor Title Insurance Company**
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

AUG 20 10 21 AM '91

IDENTIFICATION REFERENCE

4.0229.

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