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FORM NO. WD-1 REV. 10-86

QUITCLAIM DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February 19 92.

Notary Public

MY COMMISSION EXPIRES: 3-25-95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James, Attorneys; One Burton Hills #130; Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
James E. Owens (NAME)	send tax bills to owner (NAME)	Map 92-13
5424 Overton Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	350
Nashville, Tn 37220 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James A. Waechter, Trustee, with full power to sell or convey without joinder of any other party does quitclaim

HEREINAFTER CALLED THE GRANTORS, ~~HAVE BARGAINED AND SOLD~~, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO my interest James E. Owens

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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 number 118 on the plan of HORTENSE PLACE, as of record in Book 161, page 167, Register's Office for Davidson County, Tennessee. Said lot 118 fronts 50 feet on the southerly side of Elkins Avenue, formerly Second Avenue, and runs back between parallel lines 151 feet, more or less on the easterly line and 150 feet, more or less, on the westerly side to an alley.

Being the same property conveyed to James A. Waechter, Trustee, with full power to sell or convey without joinder of any other party by deed recorded simultaneously herewith.

83 U S A

INDEXING REFERENCE

This is unimproved (S) improved ( ) property, known as 3311 Elkins Avenue; Nashville, TN
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO Convey ~~BARGAIN AND SELL~~ the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; ~~and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.~~ Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of February, 19 92

James A. Waechter, Trustee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Waechter, Trustee

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 Nashville, Tennessee, this 10th day of February 19 92

Commission expires 3-25-95

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of

_____

and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

My commission expires: _____

Notary Public

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