THIS INSTRUMENT PREPARED BY:
J. MICHAEL JACOBS, ESQ.
JACOBS, HOLT & MASTEN
311 White Bridge Road
Nashville, Tennessee 37209
(615) 353-0930

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL
Donnie W. White 5215 Michigan Avenue Nashville, Tennessee 37209	SAME	M 91-7 P 227,228

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 ($10.00) Dollars, receipt of which is hereby acknowledged, I, PHYLLIS FRAZIER, Unmarried, by these presents do quitclaim and convey unto the said DONNIE W. WHITE, Unmarried, the GRANTEE herein, his heirs and assigns, all my right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lots 1002 and 1004 of Block 171, Plan No. 1 of West Nashville of record in Book 57, Pages 74 and 75, said Register's Office, to which plan reference is hereby made for a more complete descriptio nof said lots.

Being the same property conveyed to Phyllis Frazier by deed from Phillip E. Derryberry, Trustee of the Capitol City Baptist Temple, of record in Book 8156, Page 530, Register's Office for Davidson County, Tennessee.

ADDITIONAL CONVEYANCE OF EASEMENT:

There is further conveyed herewith a utility easement for the construction and mataining of a water and sewer line on the realty described below, to wit: the sewer line being on the rear of the said tract and running from the above described dominant tract five (5) feet in width running in a westerly direction approximately thirty (30) feet and making a ninety (90) degree turn to the public sewer in the alley; the water line being on the front of the below described tract and running from the above described dominant tract five (5) feet in width and running in a northerly direction approximately five (5) feet and making a ninety (90) degree turn across the subservient or below described tract approximately five (5) feet in a westerly direction to the public water tap on the below described realty.

This grant is to be a Perpetual Easement to construct and maintain a water and sewer utility line and said right is to run with the land and is made in compliance with a diagram prepared by Metal Building Products, Inc., dated October 11, 1990 and incorproated into the original Easement Deed of record as noted below, and serves the real estate described above.

Said perpetual easement is on or across land more particularly described as follows:

BEING land in Davidson County, Tennessee, described as follows:

Being Lots 1006 and 1008 of Block 171, Plan No. 1 of West Nashville of record in Book 57, Pages 74 and 75, said Register's Office and described as follows:

Said Lots front together 50 feet on the southerly margin of Kentucky Avenue and long an alley in the rear 50 feet, and extend back 150 feet on the westerly line and 150 feet on the easterly line and contiguous with the westerly margin of Lots 1002 and 1004 of Plan No. 1 of West Nashville of record in Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description of said lots.

BEING the same easement conveyed to Phyllis Frazier by deed from Phillip E. Derryberry, Trustee of the Capitol City Baptist Temple of record in Book 8268, Page 327, Register's Office for Davidson County, Tennessee.

These are the same legal descriptions used in previous deeds.

This is improved property, known as 51st and Kentucky Avenues, Nashville, Davidson County, Tennessee 37209.

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

WITNESS my hand this 7 day of May, 1993.

Phyllis L. Frazier
PHYLLIS FRAZIER
a/k/a PHYLLIS L. FRAZIER

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHYLLIS FRAZIER, Unmarried, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of May 1993.

J. Michael Jocelyn
NOTARY PUBLIC

My commission expires: 9-16-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ -0- . This is equal to or greater than the property would bring at a fair and voluntary sale.

Donnie W. White
DONNIE W. WHITE

Sworn to and subscribed before me this 7th day of May, 1993.

J. Michael Jocelyn
NOTARY PUBLIC

My commission expires: 9-16-95

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RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN
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