Form A298 Quitclaim Deed

118-01-0 054.00

QUITCLAIM DEED

BOOK 9075 PAGE 8

THIS QUITCLAIM DEED, Executed this 30th day of August, 1993
by first party, **Mabel Austin**
whose post office address is **3502 Belmont Blvd., Nashville, Tennessee 37215**
to second party, **Joda Franklin Austin, Jr.**
whose post office address is **P.O. Box 493, Goodlettsville, Tennessee 37070** Mail

WITNESSETH, That the said first party, for good consideration and for the sum of $10.00 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of **Davidson**, State of **Tennessee** to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the map of Victoria Place as of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

Said lot No. 15 fronts 62.5 feet on the north side of Dallas Avenue; and runs back 147.3 feet on the west line and 152.6 feet on the east line, to a dead line and is 62.9 feet wide in the rear.

Being the same property conveyed to Bertie Lee Birdine and Easter Clemons by deed from Albert May and wife, Lonnye Hays May, of record in Book 4336, page 145, Register's office for said County. The said Bertie Lee Birdine and Easter Clemons having both since died, with Easter Clemons predeceasing Bertie Lee Birdine. Bertie Lee Birdine was the sole heir-at-law of Easter Clemons. Bertie Lee Birdine died leaving a surviving spouse, Ephram Lee "Buster" Birdine. Ephram Melvin "Buster" Berdine was the sole heir-at-law of Bertie Lee Birdine. The said Melvin Birdine died leaving a will of record in Will Book 154, page 102, Probate Court Clerk's Office for Davidson County, Tennessee, wherein subject property is devised to the residuary beneficiaries of said will, but with the Executor having the power and authority pursuant to the provisions of said will to sell any real property in the decedent's state without court court order or approval of any residuary beneficiaries. For further reference see Affidavit of Heirship of record in Book 7087, page 650, Register's Office for said County and State. Conveyance is made subject to the Plan of record in Book 332, Page 10, said Register's Office.

By the same property conveyed to Mabel Austin, Earnest F. Burke and wife, Mary E. Burke, jointly as tenants in common, with Austin owning one-half undivided interest therein by James Hudiburg, Executor of Estate of Ephram Melvin "Buster" Birdine, Deceased, dated December 30, 1986, of record in Book 7087, page 652, Register's Office for Davidson County, Tennessee.

Mable J. Austin retains a life estate in this property.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of: Mabel Austin

State of Tennessee 8-30, 1993

County of Davidson S.S.

Then personally appeared
to me know to be the person described in and who executed the foregoing instrument and acknowledged before me that She executed the same.

Notary Public
My Commission Expires: 11 20 94

Owner:
Mabel Austin

BOOK 9075 PAGE 9

TAX BILLS:
Same

Prepared By:
Vicky Frazier

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 10.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF Sept 1993.

Deputy Register

61104
IDENTIF. # REFERENCE

93 SEP -9 AM 11:25

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3394 09/09 0101 01CASH 8.00