BOOK 9300 PAGE 327

**THIS INSTRUMENT PREPARED BY:**

LICHT & SEMONOFF
One Park Row
Providence, RI 02903

**STATE OF** Tennessee
**COUNTY OF** Knox

The actual consideration or value, whichever is greater, for this, transfer is $1.00

Eunice Shatz
Affiant

Subscribed and sworn to before me this 9th day of March, 1994.

Margaret N. Fugua
Notary Public

My commission expires:
10/28/97

94 APR -5 AM 9:10
REGISTER
DAVIDSON CO. TN.

34854
IDENTIF. & REFERENCE

| **Address New Owner:** | **Send Tax Bills To:** | **Map/Parcel Nos.** |
|---|---|---|
| EUNICE SHATZ<br>822 Fatherland St.<br>Nashville, TN 37206 | EUNICE SHATZ<br>822 Fatherland St.<br>Nashville, TN 37206 | MAP 82-16<br>PARCEL 260<br>18W 04820 |

**QUITCLAIM DEED**

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND NO/100 ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **EUNICE SHATZ and ELAINE CHARLOTTE SPAULDING, both unmarried, as Joint Tenants with Rights of Survivorship**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **EUNICE SHATZ**, hereinafter called the Grantee, her heirs and assigns, a certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 60.0 feet of Lot No. 111 on the Plan of J.S. Williams Addition to Edgefield, now East Nashville, of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

SAID property fronts 60.0 feet on the southerly margin of Fatherland Street and extends back between parallel lines, with the westerly margin of South 9th Street, formerly Priscilla Street, erroneously referred to as the easterly margin, 210.0 feet to an alley.

BEING the same property conveyed to Brian T. Groner and wife, Teresa K. Fream, by Quitclaim Deed from Brian T. Groner and wife, Terresa K. Fream Groner, of record in Book 7384, page 5, Register's Office for Davidson County, Tennessee.

This is improved property known as 822 Fatherland Street, Nashville, Tennessee 37206 and is the same property formerly granted to Eunice Shatz and Elaine Charlotte Spaulding under Deed dated July 19, 1991 at Book 8404 Page 304 and 305.

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

TO HAVE AND TO HOLD 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 quit-claim and forever defend the title to the said land to the said GRANTEE, her 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.

IN WITNESS WHEREOF we have hereunto set our hands on this ~~the~~ 18th day of Feb., 1994.

Eunice Shatz

Elaine Charlotte Spaulding

STATE OF
COUNTY OF

9463 04/05 0101 03CHECK 8.00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EUNICE SHATZ and ELAINE CHARLOTTE SPAULDING, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of February, 1994.

Judith G. Adams
Notary Public

My commission expires: My Commission Expires JULY 27, 1995