64046

IDENTIF. & REFERENCE MAIL ENV.

BOOK 9386 PAGE 557

This instrument was prepared by:
James D. Kay, Jr.
Suite 2, Washington Square I
214 Second Avenue North
Nashville, Tennessee 37201

94 JUN 23 AM 10:24

REGISTER
DAVIDSON COUNTY, TN.

This instrument was prepared by information provided by Edgar Brown with no title examination being made, and the parties hereto hold James D. Kay, Jr., Attorney, harmless from any and all liability in connection herewith.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NO:
Charlie Buford	Phyllis Robinson	081-11-269
1011 Maxwell Avenue	1011 Maxwell Avenue	2W-24364
Nashville, TN 37206	Nashville, TN 37206	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Grantee, the receipt and sufficienty of which is hereby acknowledged, Mary Jane Brown ("Grantor") by these presents, does hereby quitclaim and convey unto Charlie Buford, ("Grantee") his successors and assigns, all of her right, title and interest in and to the following described property in Davidson County, Tennessee described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 5 on the unrecorded resubdivision of Lots 370 and 371, on the Plan of McGavock, Wetmore and others, second Addition to Nashville, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, according to a survey made on the 7th day of June, 1950, by George W. Watkins, surveyor, and the said property is described as follows:
>
> BEGINNING at a point 117 feet from the southeast intersection of 17th Avenue North, and Wheless (also known as Wheeless) Street, thence South and parallel with 17th Avenue North 90 feet to a dead line; thence east and parallel with Wheless Street 28 feet to a point; thence north and parallel with 17th Avenue North 90 feet to a point in the South side of Wheless Street; thence west with southern margin of Wheless Street, 28 feet to the point of beginning.
>
> Being the same property conveyed to Phyllis Robinson, unmarried, and Mary Jane Brown, by deed from John H. Hall, Jr. and wife, Helen Hall, of record in Book 5780, page 778, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 1603 Wheless Street, Nashville, Tennessee 37208.

WITNESS MY HAND this 22nd day of June, 1994, in Nashville, Tennessee.

Mary Jane Brown by Edgar Brown attorney-in-fact
Mary Jane Brown by Edgar Brown,
her attorney-in-fact

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8-00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edgar Brown, attorney in fact for Mary Jane Brown, with whom I am personally acquainted, and who, upon his oath acknowledged that he has read the foregoing document and has executed the same for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Davidson County, Tennessee, on this the 22nd day of June, 1994.

Karen Kay Hobbs
Notary Public

My commission expires: 1-27-96

The actual consideration or value, whichever is greater for the this transfer is $ 0.00.

Edgar Brown
Affiant

Sworn to and subscribed before me this the 22nd day of June, 1994.

Karen Kay Hobbs
Notary Public
My commission expires: 1-27-96