THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED BY THE PARTIES HERETO

THIS INSTRUMENT PREPARED BY:
STEWART BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Mail

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
E.R. GARRETT, JR., ET AL 1705 Seminary St. Nashville, Tn 37207	MAP 71-9, PARCELS 75, 76, 77, 78 AND 79, 80, 81, 82, 83 AND 84
SEND TAX BILLS TO:	
SAME	

94 OCT 12 AM 9:3
FILED FOR RECORD AND RECORDED
DAVIDSON COUNTY, TENN.
REGISTER

98985

IDENTIFICATION

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THIS TRANSFER OF AN INTEREST IN REAL ESTATE IS EXEMPT FROM THE TRANSFER TAX PURSUANT TO T.C.A. 67-4-409 (3) (D) IN THAT THE PURPOSE OF THE CONVEYANCE IS TO SETTLE THE ESTATE OF E.R. GARRETT, DECEASED.

Gary L. Osborne Administrator
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 10 DAY OF October 1994.

Denise C. Wells
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 5-11-96

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, PENNEY TENISE GARRETT APPLEBY, JACKIE DARLENE GARRETT SMITH AND TRINA SUE GARRETT VAUGHN, hereinafter referred to as GRANTORS, do hereby quitclaim and convey unto E.R. GARRETT, JR., FRANCES GARRETT CARTWRIGHT, JOHNNY WAYNE GARRETT, DONALD BARRY GARRETT AND BRANDY MAY GARRETT, their successors, heirs and assigns, all of OUR right, title and interest in and to certain real estate in DAVIDSON County, Tennessee, as follows, to-wit:

TRACT NO. ONE: Land in Davidson County, Tennessee, described as follows: Being Lots Nos. 21, 22, 23, 24 and 25 on the Map of W.H. Nance's Subdivision of Lot No. 14, Brooklyn Plan, as of record in Book 332, page 14, Register's Office for said County.

Said Lots Nos. 21, 22 and 23 front 100 feet each on the northeasterly side of 3rd Street and run back to a 20-foot alley, lot No. 21 running back 176 feet on the northwesterly line and 175 feet on the southeasterly line, Lot No. 22 running back 175 feet on the northwesterly line and 174 feet on the southeasterly line, and lot No. 23 running back 174 feet on the northwesterly line and 173 feet on the southeasterly line.

Said Lot No. 24 fronts 75 feet on the northeasterly side of 3rd Street and runs back 173 feet to an alley.

Said Lot No. 25 fronts 85.5 feet on the northeasterly side of 3rd Street and runs back 178.3 feet on the northwesterly line and 155.5 feet on the southeasterly line to a dead line.

Being the same property conveyed to E.R. Garrett and wife, Doris Garrett and G.C. Garrett and wife, Mary Garrett, by Installment Deed from Gus Guy and wife, Nolie Guy, of record in Book 2106, page 346, Register's Office for Davidson County, Tennessee, the said Doris Garrett having since died, the property vested in her surviving husband, E.R. Garrett. E.R. Garrett died on 03-25-94, intestate and unmarried, and his heirs and next of kin are E.R. Garrett, Jr., Frances Garrett Cartwright, Johnny Wayne Garrett, Donald Barry Garrett, Penney Tenise Garrett Appleby, Jackie Darlene Garrett Smith, Trina Sue Garrett Vaughn, all sui juris, and Brandy May Garrett, a minor child.

TRACT NO. TWO: Land in Davidson County, Tennessee, being Lots Nos. 16, 17, 18, 19 and 20, on the Map of W.H. Nance Subdivision of Lot No. 14, Brooklyn Plan, as of record in Book 332, page 14, Register's Office for said County.

Said Lots Nos. 16, 17 and 18 adjoin and front 100 feet each on the westerly side of Third Street and runs back between parallel lines 160 feet to an alley, Lot No. 16 running back with the southerly margin of Page Avenue.

Said Lot No. 19 fronts 75 feet on the westerly side of Third Street and runs back between parallel lines 160 feet to an alley.

Said Lot No. 20 fronts 85 feet on the westerly side of Third Street and runs back 160 feet to an alley and measures 83.3 feet on said alley.

Being the same property conveyed to E.R. Garrett and wife, Doris Garrett. by Warranty Deed from Robert N. Murphy Ruby Lee Murphy Carter, of record in Book 4154, page 313, Register's Office for Davidson County, Tennessee, the said Doris Garrett having since died, the property vested in her surviving husband, E.R. Garrett. E.R. Garrett died on 03-25-94, intestate and unmarried, and his heirs and next of kin are E.R. Garrett, Jr., Frances Garrett Cartwright, Johnny Wayne Garrett, Donald Barry Garrett, Penney Tenise Garrett Appleby, Jackie Darlene Garrett Smith, Trina Sue Garrett Vaughn, all sui juris, and Brandy May Garrett, a minor child.

This is improved property known as 1705 and 1713 Seminary Street, Nashville, TN.

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

The GRANTORS herein additionally convey all of their rights of inheritance, claims and interests in and to the Estate of E.R. Garrett, Deceased, unto the herein Grantees.

WITNESS OUR hands this 10 day of October, 1994.

Penney Tenise Garrett Appleby
PENNEY TENISE GARRETT APPLEBY

Jackie Darlene Garrett Smith
JACKIE DARLENE GARRETT SMITH

Trina Sue Garrett Vaughn
TRINA SUE GARRETT VAUGHN

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PENNEY TENISE GARRETT APPLEBY, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 10 day of October, 1994.

Denise C. Ayers
notary public

My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACKIE DARLENE GARRETT SMITH, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 10 day of October, 1994.

Denise C. Ayers
notary public

My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRINA SUE GARRETT VAUGHN, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 10 day of October, 1994.

Denise C. Ayers
notary public

My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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