06039

IDENTIF. ↑ REFERENCE

94 NOV -4 AM 8:54

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

Prepared from information provided by the Grantor:

ADDRESS NEW OWNER: James T. Brooks
120 Millwood Dr., Apt. D363
Nashville, TN 37217

BOOK 9512 PG 2

SEND TAX BILLS TO: Same

MAP-PARCEL NOS. 81-7-19

When Recorded, Mail To: Tim Easter, Attorney-at-Law
155 Franklin Road, Suite 200
Brentwood, TN 37027

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of no monetary consideration We, **Georgie Mae Thompson and Carl Martin** (herein "Grantor"), by these presents do hereby quitclaim and convey unto **James T. Brooks**, (herein "Grantee"), his successors, heirs and assigns, all of our interest in the following described tract or parcel of land in **Davidson** County, Tennessee, to wit:

Being the northerly part of Lots Nos. 27 and 28 on the plan of A.C. Dudley's Subdivision of part of the McDaniel property, as of record in Book 161, Page 10, Register's Office for said county.

Said part of Lots Nos. 27 and 28 front together 75 feet on the southerly side of "A" or Cass Street and run back 66.4 feet, more or less, on the easterly line with the westerly margin of 18th Avenue North, formerly Salem or Grove Street, and 66.4 feet, more or less, on the westerly line with the easterly line of Lot No. 26, to the center or a concrete wall, measuring 85 feet, more or less, thereon.

BEING the same property conveyed to Fannie B. Reynolds by deed from James T. Brooks of record in Book 5443, Page 765, Register's Office, Davidson County, Tennessee. The said Fannie B. Reynolds having since died. By Last Will and Testament filed in Will Book 193, Page 722, Probate Court Clerk's Office for Davidson County, Tennessee, she devised a life estate in said property to Georgie Mae Thompson and Carl Martin with the remainder interest in James T. Brooks.

This is IMPROVED property with a street address of 1701 Cass Street, Nashville, TN 37208.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $ZERO.

James T. Brooks
Affiant

Subscribed and sworn to before me this 26 day of October, 1994.

Jan Ann Hawkes
Notary Public
My Commission Expires 9-16-95

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

This Instrument Prepared By:
Timothy L. Easter, Attorney
155 Franklin Rd, Ste. 200
Brentwood, TN 37027
(615) 377-7722

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

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to all genders.

**IN WITNESS WHEREOF,** We have hereunto set our hands on this the 26 day of October, 1994.

Georgie Mae Thompson

**Georgie Mae Thompson**

Carl Martin

**Carl Martin**

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Georgie Mae Thompson**, with whom I am personally acquainted, or who 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, this 26 day of October, 1994.

Jane Anne Gawlas

Notary Public
My commission expires: 9-16-95

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Carl Martin**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26 day of October, 1994.

Jane Anne Gawlas

Notary Public
My commission expires: 9-16-95

This Instrument Prepared By:
Timothy L. Easter, Attorney
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Brentwood, TN 37027
(615) 377-7722

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