BOOK 9565PG945

THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215
File Box 9

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THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

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| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NO. |
|---|---|---|
| Charles Mitchell<br>2205 Porter Road<br>Nashville, TN 37206-1224 | Same | Map No. 105-10<br>Parcel No. 138 |

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QUITCLAIM DEED

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For a consideration, the receipt and sufficiency of which is hereby acknowledged, EMMA MITCHELL, hereinafter called the Grantor, does hereby remise, release and forever quitclaim unto CHARLES MITCHELL, hereinafter called Grantee, his heirs and assigns, all of her rights, title and interest in a certain tract of land bounded and described as follows:

> Being the westerly 30 feet front and 18 feet rear of Lot No. 106 and the easterly 37 feet front and 29 feet rear of Lot No. 109 on the Map of Waverly Place, as of record in Book 57, page 95, Register's Office for said County, described together as follows:
>
> Beginning on the southerly margin of Acklen, formerly Kirkman, Avenue at a point 30 feet east of the corner of Lots No. 108 and 109, being the northwest corner of the first tract conveyed to Mrs. Mamie E. Garard, et al, by deed from Maggie W. Caldwell, of record in Book 535, page 416, said Register's Office; thence, with the westerly line of said Garard property, southwardly 250 feet, more or less, to the northerly margin of an alley; thence, with said alley, westwardly 47 feet, more or less, to a point 29 feet west of the corner of Lots No. 106 and 109; thence, northwardly 250 feet, more or less, to the southerly margin of Acklen Avenue; thence, with said Avenue 67 feet, more or less, to the beginning.
>
> Being the same property conveyed to Mary E. Mitchell by deed from W. T. Garner and wife, Madgeline L. Garner, of record in Book 3180, page 258, said Register's Office. The said Mary E. Mitchell subsequently died, unmarried and without issue, and by will, not admitted to probate, devised the subject property, in equal shares, to her brother, Felix Mitchell and to her nephew, James Mitchell. Her sole heir at law was her brother, Felix Mitchell. The said Felix Mitchell died on or about May 23, 1990 and by will of record in Book 9180, page 176, Register's Office for Davidson County, Tennessee, devised a life estate to his wife, Emma Mitchell, with the remainder to his nephew, Charles Mitchell.

This is improved property known as 825 Acklen Avenue, Nashville, Tennessee 37203.

Emma Mitchell makes this conveyance in order to relinquish her life tenancy.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the property, and to any set of circumstances that would be revealed by an accurate survey.

WITNESS my hand this 3rd day of January, 1995.

Emma R Mitchell
EMMA MITCHELL

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STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $00.00 (None).

Emma R Mitchell
Affiant

Subscribed and sworn to before me this 3rd day of January, 1995.

F.B. Murphy
Notary Public

My Commission Expires: 11-23-97

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STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Emma Mitchell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

3rd Witness my hand and official seal at Nashville, Tennessee this day of January, 1995.

F.B. Murphy
NOTARY PUBLIC

My Commission Expires: 11-23-97

23427
IDENTIF. & REFERENCE

95 JAN -6 AM 9:09
REGISTER
DAVIDSON COUNTY, TN.

9839 01/06 0101 03CHECK 8.00