24759

BOOK 9569PG673

IDENTIF. & REFERENCE

This Instrument Prepared By:
CECIL D. SMITH & ASSOCIATES
CLINTON W. WATKINS, Attorney
Suite 250, 101 Westpark Drive
Brentwood, TN 37027
(615) 377-1107

95 JAN 12 AM 9:11

REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

**QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that Mattie Ora Dunn, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, remise, release, quit claim, and convey her right, title, and interest in and to the below-described property to Mattie Ora Dunn, sole Trustee, or her successors in trust, under the Mattie Ora Dunn Living Trust, dated November 29, 1994, and any amendments thereto. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> A tract of land in the 15th, formerly the 11th, Civil District of said County, being a part of the south part of Lot No. 3, being west of the Gallatin Pike, on the plan of the lands of N.O. Love, deceased, of record in Minute Book 7, page 176, of the County Court for said County, and described as follows:
>
> BEGINNING at a point in the west margin of Gallatin Pike in the north margin of a 50-foot street, as proposed, which said street lies along the north boundary line of the National Cemetery; thence along the margin of said street, north 87° 50' west 452.2 feet to a stone, being the southeast corner of the land conveyed to John B. Sasser by deed of record in Book 1079, page 346; thence along what was formerly Sasser's east line, north 18° 16' east 169.5 feet to a stone in a fence, being in the south line of the land conveyed to Musette M. Dunn; thence with her south line, south 75° 07' east 421.6 feet to a stake in the west margin of Gallatin Pike; thence with the margin of the same, south 7° 17' west 71.3 feet to the point of beginning., and being the same property conveyed to Fred Edwards and wife, Sarah S. Edwards, by deed from A.A. Minardi and wife, of record in Book 1385, page 221, said Register's Office.
>
> BEING the same property conveyed to William Randolph Dunn (deceased), and wife, Mattie Ora Dunn by deed from Fred Edwards and wife, Sarah S. Edwards as of record in book 2486, page, 447, Register's Office for Davidson County, Tennessee.

This is improved property known as 1314 Gallatin Road South, Nashville, Tennessee.

ANY TRUSTEES [OR ANY SUCCESSOR TRUSTEE(S)] TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being

required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

IN TESTIMONY WHEREOF, I have executed this instrument this 9th day of January 199

Mattie Ora Dunn
MATTIE ORA DUNN

STATE OF TENNESSEE )
COUNTY OF Davidson )

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared Mattie Ora Dunn, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office in Nashville, Tenn. this 9th day of January, 1996.

Mrs. Shirley C. Hardy
NOTARY PUBLIC

My Commission Expires: 11-26-96

Property address:

1314 Gallatin Road South
Nashville, Tennessee

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Mail Tax Bills To:

Mattie Ora Dunn, Trustee
215 Beverly Drive
Madison, Tennessee 37115

Mattie Ora Dunn
Mattie Ora Dunn, Affiant

Subscribed and sworn to before me this the 9th day of January 1996.

PARCEL I.D. 51-11-71

1387 01/12 0101 03CHECK 8.00

Mrs. Shirley C. Hardy
NOTARY PUBLIC
My Commission Expires: 11-26-96