BOOK 9575 PG 726

Prepared by:
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26988

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Mrs. Dorcas Shuler 1856 Shamrock Drive Brentwood, TN 37027	Mrs. Dorcas Shuler 1856 Shamrock Drive Brentwood, TN 37027	93-11/122 & 123

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Grantor, by these presents and for the purpose of vesting his spouse, Dorcas Shuler, with title in fee simple to the property described herein, does hereby quitclaim and convey unto Dorcas Shuler, her successors and assigns, all of his right, title, and interest in and to the following described tracts of land:

PARCEL NO. 1: Land in the 13th Ward of the City of Nashville, Tennessee, being Lot "B" of No. 25 in Campbell's Addition to South Nashville, and in accordance with the plan in Minute Book "A" on page 18 of the Chancery Court at Nashville. Said Lot "B" fronts 30 feet on the westerly side of 3rd Avenue So., formerly South College Street, and extends back westwardly between parallel lines and with the northerly margin of Elm Street 138 feet and 6 inches to an alley.

PARCEL NO. 2: Land in the 13th Ward of the City of Nashville, Tennessee, being part of Lot "A" of No. 25 in Campbell's Addition to South Nashville, in accordance with the plan in Minute Book "A" on page 18 of the Chancery Court at Nashville. Said portion of Lot "A" fronts 2 feet on the westerly side of 3rd Avenue So., and extends back between parallel lines, with the northerly line of Lot "B" 138 feet and 6 inches to an alley.

PARCEL NO. 3: A certain tract or parcel of land in Davidson County, State of Tennessee, as follows: Lot A of Block No. 25 in Campbell's Addition to South Nashville of record in Minute Book "A", page 18, July term of the Chancery Court in 1846, fronting 31-1/2 feet on the West of South College Street and extending back westerly between parallel lines 138-1/2 feet, more or less, to an alley and more particularly described as follows: Beginning at a point in the west margin of College St. at a point 32 feet North of the North margin of Elm St. and running thence southerly with College Street 31 feet and 6 inches to a point; thence West 138-1/2 feet to an alley; thence South with said alley 31-1/2 feet to a

point 32 feet North of Elm St.; thence East 138-1/2 feet, more or less, to the beginning.

Being the same property conveyed to Cecil M. Shuler by Warranty Deed from E. L. Geistman Co., Inc., of record in Book 5619, page 806, Register's Office, Davidson County, Tennessee.

This is improved property, known as 635 and 637 Third Avenue South, Nashville, Tennessee.

The legal description and state of the title have been furnished to the draftsperson from the record. The draftsperson assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deeds conveying the interest in said property to Grantors. This transfer is by quitclaim and the Grantor makes no warranties about the title.

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

WITNESS MY HAND this 1/13 day of January, 1995.

Cecil M. Shuler

Cecil M. Shuler,
Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me [illegible], a Notary Public of this County, Cecil M. Shuler, the within named bargainor, with whom I am personally acquainted (or 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, at office, this 31st day of January, 1995.

[illegible]

Notary Public
My Commission Expires: [illegible]

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THE ACTUAL CONSIDERATION IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(3)(A) OF THE TENNESSEE CODE ANNOTATED.

Dorcas H. Shuler
Dorcas Shuler,
Grantee

Sworn and subscribed to before me this 13 day of January, 1995.

My Commission Expires: 1/24/98

Notary Public

JOHNSON NOTARY PUBLIC STATE OF TENN.

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