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22

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

Theresa L. Hunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February 1995

Notary Public

MY COMMISSION EXPIRES: 7/26/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TATUM & JONES, ATTORNEYS, 2001 Charlotte Avenue, Suite 200, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edith Spence (NAME)	same (NAME)	114-0-4 (part)
7662 Old Charlotte Pike (ADDRESS)	(ADDRESS)	08D-37500
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, We, JANICE FAYE SAINT and JOHN MICHAEL SPENCE, JR., by these presents do hereby quitclaim and convey unto EDITH SPENCE, her successors and assigns, all our right, title, and interest in and to the following described tract of land: LAND in Davidson County, Tennessee, being more particularly described as follows:

A tract of land in the old 12th Civil District of said County, being Lot No. 5 on the plan of the division of the land of Wm. Cower, deceased, as of record in Minute Book "H", page 487, County Court for said County, described as follows:

Beginning at a beech, the corner of Lots Nos. 4 and 5 on said plan; thence North 88 1/2 degrees West 46 poles to two sugar trees, the northwest corner of said Lot No. 5, being the northwest corner of the original tract; thence with the west line of the original tract, South 168.6 poles to a stake and pointers, the southwest corner of said Lot No. 5; thence South 88 degrees East 46 poles to the corner of Lots Nos. 4 and 5; thence with the line between said two lots, North 168.4 poles to the beginning, containing 48 acres, more or less.

THERE IS SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE THAT PORTION OF THE ABOVE DESCRIBED PROPERTY PREVIOUSLY CONVEYED TO EDITH SPENCE BY DEED OF RECORD IN BOOK 5120, PAGE 766, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING part of the property conveyed to John M. Spence from J. N. Spence, a widower, by deed of record in Book 1536, page 451, in the Register's Office for Davidson County, Tennessee. The said John M. Spence is deceased, survived by his heirs at law, being Edith Spence, Janice Faye Saint and John Michael Spence, Jr.

SOURCE OF DESCRIPTION: PREVIOUS DEED OF RECORD.

unimproved ( ) This is improved (X) property, known as 7662 Old Charlotte Pike (House Number) (Street) Nashville, TN (P.O. Address) (City or Town) 37209 (Postal Zip)

Witness our hands this 13th day of February, 1995, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Janice Faye Saint
JANICE FAYE SAINT

John M. Spence Jr.
JOHN MICHAEL SPENCE, JR.

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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, the within named Janice Faye Saint and John Michael Spence, Jr.

the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of February, 1995.

Commission expires 7/26/97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

33863

IDENTIF. & REFERENCE

95 FEB 13 PM 2:34

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1417 02/13 0101 03CHECK 8.00

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