34525
IDENTIF. & REFERENCE
PICK-UP
95 FEB 16 AM 9:15
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.
BOOK 9596 PG 335

Prepared by:
Monica D. Edwards, Esq.
112 Stahlman Building
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:
Andrew Dave Ward
Teddy Lewis Bass
317 Kingview Drive
Nashville, TN 37218

SEND TAX BILLS TO:
SAME

MAP: 92-06
Parcel 253

11W 05215

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION (and no monetary consideration), I, **MAY FRANCES WARD**, a single individual, for the purpose of conveying all my rights, title and interest I have in my property herein below described to my sons, **TEDDY LEWIS BASS and ANDREW DAVE WARD**, by these presents do hereby quitclaim and convey unto the said **TEDDY LEWIS BASS and ANDREW DAVE WARD**, their heirs and assigns, all my rights, title, and interests, in my property, situated in Davidson County, Tennessee particularly described as follows, to-wit:

BEING Lots Nos. 13, 14, and 15 on the map of Faulconer and Ashcraft's subdivision of lots Nos 18 and 19 of the Boyd McNairy Tract, as of record in Book 57, Page 121, Register's Office for said County.

SAID Lot No. 13 fronts 31 feet on the southerly side of Herman, formerly Jackson Street and runs back between parallel lines, with the westerly margin of an alley, 108-1/2 feet, more or less, to an alley in the rear.

SAID Lots Nos. 14 and 15 front 35 feet each on the southerly side of Herman, formerly Prospect Street, and runs back between parallel lines 108-1/2 feet, more or less, to an alley.

BEING the same property conveyed to Andrew Dave Ward and wife, May Francis Ward, by deed from Lurton Goodpasture, Trustee, of record in Book 1579, Book 22, Register's Office for Davidson County, Tennessee; AND being the same property vested solely in May Francis Dickerson Ward by Order of the Second Circuit Court for Davidson County, Tennessee, Case No. 20436, of record in Book 7843, Page 243, Register's Office for Davidson County, Tennessee.

INCLUDED in the above described property, but **EXCLUDED THEREFROM** is that portion of the property conveyed to Ben Dickerson and wife, Nora Dickerson, by deed from May Francis Ward of record in Book 2883, Page 51, Register's Office for Davidson County, Tennessee.

MAY FRANCES WARD AND MAY FRANCES DICKERSON WARD BEING ONE AND THE SAME PERSON

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

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 14th day of February, 1995.

May Frances Ward.
MAY FRANCES WARD

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 14th day of February, 1995, before me personally appeared **MAY FRANCES WARD**, 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.

NOTARY PUBLIC

My Commission Expires: 11/22/97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that the actual consideration for this transfer is **NO ($0.00) DOLLARS.**

May Frances Ward
AFFIANT

SUBSCRIBED and **SWORN** to before me on this the 14th day of February, 1995.

NOTARY PUBLIC

My Commission Expires: 11/22/97

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