BOOK 9601 PG 513

QUIT CLAIM DEED

THIS INSTRUMENT WAS PREPARED BY: John B. Ingleson, Attorney
3017 Poston Avenue
Nashville, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAP 181 PARCEL 57

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

William Leslie Blunkall
Affiant

Sworn to and subscribed before me this 22nd day of February, 1995.

Notary Public

My Commission Expires: 3-2-97

FOR AND IN CONSIDERATION of love and affection, I, Ida Mai Griggs, by these presents do hereby quitclaim and convey all right, title and interest to my grandson, William Blunkall, his successors and assigns, the following described parcel or tract of land, to wit:

Being in the 5th Civil District of said County, and more particularly described as follows:

Beginning in the center of Pettus Road in the west boundary line of the Mrs. M.R. Dickinson Farm, the southeast corner of this tract, running thence with the center line of Pettus Road, north 84° west 156.7 feet to the point of tangency of curve; thence with center of Pettus Road, north 81½° west 143.3 feet to a point; thence northwardly 1422 feet, more or less, to a point in the fence line, the south line of the Dickinson farm; thence with Dickinson's south line, south 86½° east 300 feet to a locust post at the northeast corner, elbow corner of the Dickinson farm; thence south 4° west with a fence line, Dickinson's west line, 1446 feet to the point of beginning. Being the easterly 300 feet of Tract No. 2-B as described in the deed from Forrest M. May and wife, to Eddie Frank Roland, of record in Book 2151, page 556, Register's Office for said County.

Included in the above legal description but expressly excluded therefrom is those portions of land sold in Book 4122, page 881, Book 4759, page 399 and Book 6242, page 495, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to S.L. Griggs, and wife, Ida Mai Griggs, by deed from Eddie Frank Roland and wife, Robbie Deane Roland of record in Book 2603, Page 475, Register's Office of Davidson County, Tennessee. The said S.L. Griggs having since deceased (June 28, 1970).

The Grantor covenants with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that the same is unencumbered.

gms ~~To Have and To Hold said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said guarantee, his heirs and assigns, forever.~~

I further covenant and bind myself, my heirs and representatives, forever to warrant and defend the title to said real estate unto the said guarantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

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Reservation of Life Estate: Grantor retains a life estate for both herself and her daughter, Betty Jean Blunkall, so long as either of them may live.

IN WITNESS WHEREOF, we have hereunto set our hands on this 22nd day of February, 1995.

Ida Mai Griggs

Ida Mai Griggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named IDA MAI GRIGGS, with whom I am personally acquainted and who acknowledges that he executed the within and foregoing Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal, this 22nd day of February, 1995.

Notary Public

My Commission Expires: 3-2-97

36393
IDENTIF. & REFERENCE

95 FEB 23 AM 9:37

FEE/REGISTER/CLERK/REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

New Owner

William Blunkall
6341 Pettus Road
Antioch, Tn 37013

Send Tax Bills To

SAME

$ 4160 02/23 0101 03CHECK 8-00