Box 58

Prepared By:
COMBOS & HIX, P.C.
315 DEADERICK STREET
NASHVILLE, TN 37238

BOOK 9607 PG 685

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

6218 03/01 0101 03CHECK 8.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

James R. Hines
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 1995.

Ann B. Waddell
NOTARY PUBLIC

My Commission Expires: 3/23/96

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Address New Owner:	Send Tax Bill To:	MAP-PARCEL:
JAMES R. HINES, ET AL 411-413 HOUSTON ST. NASHVILLE, TN 37203	JAMES R. HINES 413 HOUSTON STREET NASHVILLE, TN 37203	MAP 105-3 PARCEL 214-215 (now 214 only, 215-inactive)

Q U I T C L A I M D E E D

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, SHELIA A. GIBSON, JAMES R. HINES AND CATHY E. HORNSBY ANDERSON, HEIRS OF WALDON C. HINES, do hereby quitclaim and convey all their interest unto, JAMES R. HINES, a single person, forever, all of their right, title and interest in and to certain real property situated in DAVIDSON COUNTY, TENNESSEE, being more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREWITH

IN WITNESS WHEREOF, SHELIA A. GIBSON, JAMES R. HINES AND CATHY E. HORNSBY HEIRS OF WALDON C. HINES, have caused this instrument to be executed on this 28th day of FEBRUARY, 1995.

38269
IDENTIF. ↑ REFERENCE

95 MAR -1 PM 2:46
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Shelia A. Gibson
SHELIA A. GIBSON

James R. Hines
JAMES R. HINES

Cathy E. Hornsby
CATHY E. HORNSBY

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Shelia A. Gibson, James R. Hines and Cathy E. Hornsby as the heirs of Waldon C. Hines with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who have executed the foregoing instrument for the purposes herein contained.

Witness my hand at office this the 28th day of February, 1995.

Ann B. Waddell
Notary Public

My Commission Expires: 3/23/96

EXHIBIT "A"

TRACT I:
BEING the west part of Lot No. 118 and the east part of Lot No. 117 on the Map of Humphrey, Houston, and Martin's Additions, as of record in Book 36, page 117, Register's Office for Davidson County, Tennessee, described according to a copy of a survey made by E. R. Southgate and Sons, Surveyors, October 30, 1946, as follows:

BEGINNING at a point in the southwesterly magin of Houston Street 33 feet west of northeast corner of Lot No. 118; thence southerly 79 feet to a point in the north margin of an alley, being 28 feet west of the westerly margin of an alley running along the east line of Lot No. 118; thence westerly 31 feet to a point at the southeast corner of the Stanley property; thence along Stanley's east line northerly 102 feet to the margin of Houston Street; thence with the margin of the same southeasterly 43 feet to the beginning.

BEING the same property conveyed to Waldon C. Hines from Leah Klott Schwartz of record in Book 5444, page 350, and re-recorded in Book 5449, page 929, Register's Office for Davidson County, Tennessee. Waldon C. Hines divorced Tessie Mae Hines, therefore she quitcliamed her interest in said property to Waldon C. Hines by Quitclaim Deed of record in Book 6279, page 564, said Register's Office. Waldon C. Hines re-married Mable Rainey Hines and pre-deceased her. Mable Rainey Hines children/heirs, Brenda C. Hendricks, Norma J. McGrew and Janice Rainey Anderson conveyed their interest to the heirs of Waldon C. Hines, being Shelia A. Gibson, James R. Hines and Cathy E. Hornsby by Quitclaim Deed of record in Book 9607, page 676, Register's Office for Davidson County, Tennessee. Affidavit of Heirship for Waldon C. Hines of record in Book 9607, page 682, said Register's Office.

The above legal description is the same as used on the prior Deeds.

The Grantee(s) assumes all the responsibilities of the property.

TRACT II:
BEING the easterly part of Lot No. 118 on the Map of Humphrey, Houston and Martin's Plan of Lots, as of record in Book 36, page 117, Register's Office for Davidson County, Tennessee, and described according to an unregisterered copy of a survey thereof made October 30, 1946, by E. R. Southgate & Sons, Surveyors, as follows:

SAID part of said lot fronts 33 feet on the southerly side of Houston Street and runs back between lines 79 feet on the west line and 62 feet on the ast line with the westerly margin of an alley to the northerly margin of another alley in the rear on which it measures 28 feet.

BEING the same property conveyed to Waldon Hines by deed from Rose B. Martin of record in Book 5444, page 353, and re-recorded in Book 5449, page 931, Register's Office for Davidson County, Tennessee. Waldon Hines divorced Tessie Mae Hines, therefore she quitclaimed all her interest to Waldon C. Hines by Quitclaim Deed of record in Book 6279, page 563, said Register's Office. Waldon Hines re-married Mable Rainey Hines and pre-deceased her. Mable Rainey Hines children/heirs Brenda C. Hendricks, Norma J. McGrew and Janice Rainey Anderson conveyed all their interest to the heirs of Waldon C. Hines, being Shelia A. Gibson, James R. Hines and Cathy E. Hornsby by Quitclaim Deed of record in Book 9607, page 679, said Register's Office. Affidavit of Heirship of Waldon C. Hines filed of record in Book 9607, page 682, said Register's Office.

The above legal description is the same as used on the prior Deed.

The Grantee(s) assumes all responsibilities of the property.