41570

IDENTIFICATION REFERENCE

BOOK 9617 PG 228

95 MAR 13 AM 11:29

This instrument was prepared from information supplied by client:
QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Carol L. Doyle, et al 627 Baxter Lane Nashville TN 37220	SAME	160-7 16.01

THIS INSTRUMENT WAS PREPARED BY: DAVID E. PHILLIPS, ATTORNEY AT LAW, 2525 Lebanon Road, Nashville, TN 37214

IN CONSIDERATION OF love and affection (and no monetary consideration paid), I, EVELYN VESTER JOHNSON, a widow, do hereby transfer, convey and forever quitclaim, all of my right, title and interest, in the following described parcel of land, unto my daughter, CAROL LYNN DOYLE et vir, ANDREW J. DOYLE, their heirs, successors and assigns. Grantor reserves to herself, a life estate and the right to occupy the granted premises during her lifetime. Said property is more particularly described as follows:

LAND in Davidson County, Tennessee, being the northwesterly part of Lot No. 12 on the Plan of the Subdivision of Ed Baxter property, not of record, described according to a copy of a survey by Hickerson & Hickerson, January 10, 1964, as follows:

BEGINNING at an iron pin in the southerly margin of Baxter Avenue at the northwest corner of the property conveyed to James R. Read and wife, by deed of record in Book2639, Page 169, Register's Office for Davidson County, Tennessee; thence with Read's westerly line, S 5 deg. W 337.0 feet to an iron pin, Read's southwest corner; thence with Read's south line, N 87 deg. 15' E 26.0 feet to an iron pin; thence leaving his line, S 5 deg. W 130.2 feet to an iron pin in the edge of a creek; thence N 85 deg. W 200.0 feet to a stake in a fence post, the common corner of Lots 11, 12, 18 and 19; thence with an old wire fence, the line between Lots 11 and 12, N 5 deg. E463.8 feet to an iron pin in the southerly margin of Baxter Avenue; thence with said margin of said Avenue, S 85 deg. E 174.0 feet to the point of beginning, containing 2.0 acres, more or less.

BEING the same property conveyed to Windford Craig Johnson and wife, Evelyn Vester Johnson by deed from Julia L. Mallernee, a widow, as of record in Book 3675, Page 232, Register's Office for Davidson County, Tennessee. The said Windford Craig Johnson having since died.

This conveyance is subject to all easements, utility easements and restrictive covenants as of record in the Register's Office for Davidson County, Tennessee.

WITNESS my hand this 7 day of March, 1995.

95 03/13 0101 01CASH 8.00

Evelyn Vester Johnson
EVELYN VESTER JOHNSON:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Evelyn Vester Johnson
AFFIANT:

Scott Flick Scott Flick
NOTARY PUBLIC

My Commission Expires July 25, 1998
My Commission Expires:

This is improved property located at 627 Baxter Lane, Nashville TN 37220.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7 day of March, 1995, before me personally appeared Evelyn Vester Johnson, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her own free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of March, 1995.

Scott Flick
NOTARY PUBLIC

NOTARY PUBLIC
My Commission Expires July 25, 1998
My Commission Expires: