0070280

IDENTIF. & REFERENCE

BOOK 9702 PG 534

PICK-UP

95 JUN 15 PM 1:18

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL:
Floy F. Johnson	Floy F. Johnson	Map 42-12
4314 Earlene Drive	4314 Earlene Drive	Parcel 72
Nashville, TN	Nashville, TN	
37216	37216	

This instrument prepared by: Robert T. Johnson, Attorney at Law, 518 South Gallatin Pike, Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transfer is $0.00

A. L. Johnson
Affiant

Subscribed and sworn to before me, this the 12th day of May, 1995

Marjorie H. Johnson
Notary

My commission expires: November 22, 1997

FOR AND IN CONSIDERATION of the Sum of one ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, by these presents, Almon L. Johnson, Grantor, does hereby quitclaim and convey unto Floy F. Johnson, Grantee, her successors and assigns, all of his rights, title and interest in and to the following described property in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County Tennessee described as follows:

Being part of Lot No. 1 on the Map of the Division of the Gee Lands, of record in Book 332, Page 74, Register's Office for said County, and described according to a survey made by Harvey Gee, October 26, 1949, as follows:

Beginning at an iron pin, the southeast corner of the property conveyed to H. A. Bains, et al, by deed from Sanford Lovely and wife, of record in Book 1633, page 382, said Register's Office; thence South 88 degrees 04 minutes East, with a fence, 323 feet to an iron pin, continuing with said fence South 66 degrees 55 minutes East 200.1 feet to an iron pin the the Westerly margin of an alley; thence with said alley, North 6 degrees 30 minutes East 106.6 feet to an iron pin in branch, thence N. 78 degrees 05 minutes West 405.3 feet to an iron pin in branch, Bains' easterly line; thence with said line S. 17 degrees 55 minutes West 108 feet to the beginning, containing 0.825 acres more or less.

Included in the above description but excluded therefrom is a turnaround easement at the Southeast corner of said tract which begins at the Southeast corner of said tract and runs with the westerly margin of an alley Northwardly 60 feet; thence Westwardly 25 feet; thence Southwardly 52.9 feet to the South line of Lot No. 1; thence

with South line of said lot eastwardly 25 feet more or less to the beginning.

And being the same property conveyed to Almon L. and Floy F. Johnson by deed dated January 17, 1963 of record in Minute Book 3502, page 41, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Almon L. Johnson and Floy F. Johnson as tenants in common in the "Deed Abolishing Tenancy by the Entireties" of record in Deed Book 5763 Page 603 in the Registers of Deeds office of Davidson County, Tennessee at Nashville and described therein as Tract TWO.

This is improved property known as 333-1/3 Gallatin Road North, Madison, TN 37115.

IN TESTIMONY WHEREOF, witness our hands this the 12th day of May, 1995.

Almon L. Johnson

Almon L. Johnson

State of Tennessee
County of Davidson

Personally appeared before me, a notary public, duly appointed, commissioned and qualified in and for the said state and county, Almon L. Johnson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing instrument, who acknowledged that he executed the foregoing instrument, for the purposes therein contained.

Witness my hand at office, this 12th day of May, 1995.

Marjorie H. Hoffman

Notary

My commission expires: November 22, 1997

MARJORIE H. HOFFMAN NOTARY PUBLIC STATE OF TENNESSEE LAW

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