THIS INSTRUMENT WAS PREPARED BY:
JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

BOOK 9734 PG 789

Box 35

File No: 00276319

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Virginia L. Shepherd	Virginia L. Shepherd, et al	Map 104-10
[NAME]	[NAME]	
415 Fairfax Avenue	415 Fairfax Avenue	Parcel 146
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37212	Nashville, TN 37212	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Virginia L. Shepherd and Charles Allen Brau, both unmarried by these presents do hereby quitclaim and convey unto Virginia L. Shepherd and Charles Allen Brau, as joint tenants with right of survivorship successors and assigns, all our right, title and interest in and to the following described tract of land:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

00080293

95 JUL 19 PM 2:48

STATE OF Tennessee }
COUNTY OF Davidson } The actual consideration or value whichever is greater, for this transfer is $ -0-

Subscribed and sworn to before me, this the 18TH day of JULY, 19 95

Affiant

My Commission Expires: 11/10/97
[Affix Seal]

Notary Public Linda V. Jones

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

Witness our hand(s) this 18TH day of JULY, 19 95, the corporate party, if any having caused its name to be signed hereto by its duly authorized officers on said day and date.

Virginia L. Shepherd

Charles Allen Brau

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Virginia L. Shepherd and Charles Allen Brau, both unmarried

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson COUNTY, Tennessee, this 18TH day of JULY, 19 95.

Linda V. Jones Notary Public
Linda V. Jones

Commission expires 11/10/97

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

QUITCLAIM DEED

_____

AND

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones road
Nashville, Tenn. 37215
Phone 298-2627

EXHIBIT "A"

BOOK 9734 PG 791

LEGAL DESCRIPTION

Being the easterly 29 feet of Lot No. 154 and the westerly 31 feet of Lot No. 155 on the Map showing Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, and the southeasterly triangular portion of Lot No. 2 on the Plan of the subdivision of Lots No. 152, 153, and part of Lots No. 151, 154, and 157 of the unrecorded Plan of Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, as of record in Book 3500, page 70, Register's Office for said County, described together from surveys by S. R. Sanford, Jr., dated August 21, 1937 and A & A Engineers, Inc., dated October 22, 1974, as follows:

Beginning at an iron pin in the southerly margin of Fairfax Avenue, the northeast corner of said Lot No. 2 on the recorded plan of record in Book 3500, page 70, said Register's Office, the northwest corner of the subject tract; thence with the easterly line of said Lot No. 2 and the projection thereof, South 11 deg. 00' West (South 5 deg. 49' 03" West on the survey by A & A Engineers, Inc. supra) 215.87 feet to a point in the south line of said Lot No. 2; thence with said line North 65 deg. 04' East (North 70 deg. 40' 34" East on said survey) 83.36 feet to the eastermost corner of said lot No. 2; thence North 88 deg. 00' West (North 85 deg. 20' 57" West on said survey) 15.11 feet to an iron pin, Ryden's original southeast corner; thence with Ryden's original east line and parallel with his west line, northeastwardly 180.0 feet, more or less, to a point in the southerly margin of Fairfax Avenue; thence with said margin of Fairfax Avenue, Northwestwardly 60 feet to the point of beginning.

Being the same property conveyed to Virginia L. Shepherd and Charles Allen Brau, both unmarried, by deed of record in Book 9720, page 144, Register's Office, Davidson County, Tennessee.