BOOK 9749PG897

QUITCLAIM DEED

Map-parcel	Numbers
93-16	93-16
349	350

This INDENTURE, made and entered into this 1ST day of August, 1995 by and between RUBY SIMMONS, widower, Grantor and CARLOS DONNOMEACHI BRITAIN, Grantee.

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), the receipt of which is hereby acknowledged, and other good and valuable consideration, paid by the grantee to the grantor, receipt of which is hereby acknowledged, grantor hereby grants, bargains, sells, conveys, remises, releases and forever quitclaims to the grantee, all right, title, interest, claim or demand of grantor in and to the following described property, to-wit:

Land in Davidson County, Tennessee, being the south half of lot number 17, Block "C" in the Hermitage Addition to Nashville, Tennessee; a plan of which is recorded in Book 57, page 43 Register's Office for said County.

Said part of said lot fronting 35 feet on the East side of Donelson Street and running back between parallel lines and along the northern margin of Robertson Street, 150 feet to an alley.

Being the same property conveyed to Timothy W. Simmons and wife, Ruby Simmons from Walter M. Parrish, et ux., of record in book 4557 page 539 said Register's Office.

Land in Davidson County, Tennessee, being the north part of lot number 17, Block "C" in the Hermitage Addition to Nashville, Tennessee; a plan of which is recorded in Book 57, pages42 and 43 Register's Office for said County.

Said part of lot Number 17 fronts 35 feet on the Easterly side of Donelson Street and runs back 150 feet, more or less, to an alley.

Being the same property conveyed to Timothy W. Simmons and wife, Ruby Simmons from Clarence L. Preston, et ux., of record in book 4965 page 462 said Register's Office.

These conveyance are subject to any and all existing restrictions and easements of record.

These improved properties are known as 61 Donelson Street, Nashville, Tennessee 37210.

TOGETHER with all right, title, and interest, if any, of the grantor, in and to any streets and roads abutting the above-described promises to the center lines thereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees,

their heirs and assigns, forever; and we do covenant with the said Grantees tht we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the dame unemcumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural, the plural the singlar, and the use of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the premises herein granted unto the grantee, his heirs or successors and assigns of said grantee forever.

IN WITNESS WHEREOF, the grantor have hereunto set her signature this day and date first above written.

Ruby I Simmons
Ruby Simmons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value which ever is greater for this transfer is -0-. Personally appeared before me the undersigned, a Notary Public in and for the said County and State, the within named Ruby Simmons, widower, grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand official seal at Nashville, Tennessee, this 1st day of August, 1995.

Terry R. Clayton
NOTARY PUBLIC

TERRY R. CLAYTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/25/98

0085333 IDENTIF. ↑ REFERENCE

95 AUG 2 PM 2:26 BRIX Z. WISDOM III REGISTER DAVIDSON COUNTY, TN

Address of the new owner and
Send Tax Bill to:
CARLOS DONNOMEACHI BRITAIN
61 Donelson Street
Nashville, TN 37210

This Document Was Prepared By:
TERRY R. CLAYTON
Attorney at Law
176 2nd Avenue North, Suite 300
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-
Terry R Clayton
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August 1995.
Deputy Register

8.00 01101 01CASH