QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 95

Robin Pate Johnson
Notary Public

MY COMMISSION EXPIRES: 3/27/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry David Stuart III (NAME)	Same (NAME)	MAP 97-4
4057 Port Cleburne Lane (ADDRESS)	(ADDRESS)	PARCEL 15
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	4TH CIVIL DIST.

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lula Francis Stuart, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND QUITCLAIMED, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry David Stuart III and wife, Sarah C. Stuart

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL THEIR RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee being Lot No. 44 on the Plan of Lake Park, Section 1 of record in Book 4175, Pages 134 and 135, Register's Office for Davidson County, Tennnessee to which plan reference is hereby made for a more complete and accurate legal desription.

Being the same property conveyed to Henry David Stuart III and wife, Sarah C. Stuart and Henry David Stuart, Jr. and wife, Lula Francis Stuart by deed from Donald G. Durham and Bettie J. Durham Richards and Robert D. Richards and Melanie T. Durham of record in Deed Book 6719, Page 326 and re-recorded for the purpose of adding additional parties in Deed Book 6746, Page 546, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

Said Henry David Stuart, Jr. having died intestate on September 1, 1986 leaving his wife, Lula Francis Stuart; his son, Henry David Stuart III and daughter, Cheryl Lynn Owens, his only living heirs.

The said Lula Frances Stuart being one and the same person as Lula Francis Stuart.

unimproved ( )
This is improved (X) property, known as 4057 Port Cleburne Lane, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of July, 19 95

Lula Francis Stuart Lula Frances Stuart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lula Francis Stuart, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of July 19 95.

Commission expires 3/27/99

Robin Tate-Johnson
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

0086924

IDENTIF. ↑ REFERENCE

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FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

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