THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JCG)
2700 First American Center
Nashville, Tennessee 37238
Doc. 0374877 07/06/95 gh

BOOK 9762 PG 803

QUITCLAIM DEED

:Address New Owner(s) :As Follows:	: Send Tax Bills To:	: Map Parcel Numbers:
:Margaret Wemyss Connor: Trustee :619 Westview Avenue :Nashville, TN 37205	Same	: Map 130-3 : Parcel 21

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, MARGARET WEMYSS CONNOR, by these presents do hereby quitclaim and convey unto MARGARET WEMYSS CONNOR AS TRUSTEE, my successors and assigns, with full power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary, all my right, title and interest in and to the following-described property in Davidson County, Tennessee:

Being a 1.5 acre tract, shown on the plan of the Resubdivision of Parcs of Lots 173, and 176, and all of Lots Nos. 174 and 175, Royal Oaks, as of record in Book 2900, page 137, Register's office for said County.
Said tract of 1.5 acres fronts 165 feet on the west side of Westview Avenue, and extends back 411.7 feet on the north line and 409.5 feet on the south line, to a dead line in the rear on which it measures 165 feet.
Being part of the property conveyed to Elizabeth Lyle Starr, by deed from Royal Oaks Land Company, as of record in book 998, page 658, said Register's Office.

There is further conveyed to the said Margaret Wemyss Connor, and her heirs and assigns, forever, a continuing right, in the nature of a covenant running with the land, to construct upon the property retained by the grantor, Elizabeth Lyle Starr, as shown upon the plan of subdivision hereinabove referred to of record in Book 2900, page 137, a disposal field or fields for use with the septic tank or tanks to be constructed on the property herein conveyed to Margaret Wemyss Connor, together with a continuing right of access for maintenance of such field or fields, and construction of additional fields; provided however, that such disposal field shall be for use only with a one-family dwelling upon the property herein conveyed to the said Margaret Wemyss Connor as a building site, and further provided that, in the event access to a public sanitary sewer shall be provided for the property herein conveyed to the said Margaret Wemyss Connor, then the right to use the property retained by the Grantor, her heirs and assigns, shall terminate not more than two (2) years after such public sanitary sewer shall become available for use by the said Margaret Wemyss Connor, her heirs, successors and assigns. The

extent of such disposal field may be not more than 275 feet southerly from the south boundary of the property hereinabove conveyed to Margaret Wemyss Connor and not more than 75 feet east of the present westerly boundary line of the property of Elizabeth Lyle Starr. The property hereinabove described is also subject to certain restrictive covenants of record in the deed from Royal Oaks Land Company to Elizabeth Lyle Starr dated January 4, 1937 and of record in Deed Book 998, page 658, Register's Office of Davidson County, Tennessee, which are incorporated herein by reference.

Being the same property conveyed to Margaret Wemyss Connor by deed of record in Book 3254, page 115, Register's Office for Davidson County, Tennessee.

The foregoing description is the same as that contained in the prior deed.

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

This is improved property known as 619 Westview Avenue, Nashville, Tennessee.

IN WITNESS WHEREOF, I have executed this instrument on this 27 day of July, 1995.

Margaret Wemyss Connor

Thomas Kelly Connor, husband of Margaret Wemyss Connor, joins in this deed for the purpose of quitclaiming and conveying any and all interest he may have in the above-described parcel of land by virtue of his marriage.

Thomas Kelly Connor

Thomas Kelly Connor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Margaret Wemyss Connor and Thomas Kelly Connor, the within named bargainors, 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, at office, this 27th day of July, 1995.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires:
May 30, 1999

BOOK 9762 PG 811

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Margaret Wemyss Connor Trustee

Margaret Wemyss Connor, Trustee

Subscribed and sworn to before me
this 27 day of July, 1995.

Susan Y. Landers
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires:

May 30, 1999

2714 08/15 0101 03CHECK 12.00

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IDENTIF. ↑ REFERENCE

95 AUG 15 AM 9:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.