BOOK 9763 PG 315

This Instrument Was Prepared By:
BAKER, CAMPBELL & PARSONS
Attorneys At Law
303 Church Street, Suite 300
Nashville, Tennessee 37201-1786

Address New Owner As And Send
Tax Bills To The Following:
Charles Youree, Jr.
4020 Granny White Pike
Nashville, Tennessee 37204

Map 117-16, Parcel 201

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection, and no monetary consideration, we, **Charles Youree** and wife, **Ann Youree**, by these presents do hereby quitclaim and convey unto **Charles Youree, Jr.**, his heirs and assigns, our entire right, title and interest in and to the following described tracts or parcels of real property that are situated in Davidson County, Tennessee, to wit:

Tract One

Being Lot No. 9 and the southerly 23.9 feet of Lot No. 8 on the map of S.F. and C.D. Morrow subdivision of Lots 38 and 39 and part of Lot 37 of Nathaniel McNairy's subdivision as of record in Book 332, Page 86, Register's Office for Davidson County, Tennessee. Said Lot No. 9 and the southerly part of Lot No. 8 front together 80 feet on the easterly side of the Granny White Pike, and run back 250 feet on the south line with the north margin of what appears to be a 25 foot alley and run back on the north line 242 feet, more or less, to a 15 foot alley in the rear, on which they front 78.9 feet.

Tract Two

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A part of said Lot No. 8 described as follows: At a point in the westerly line of Lot No. 8, Jones' northwest corner, and extending in a northeasterly direction with a margin of Granny White Pike and the westerly boundary line of Lot No. 8, 6 feet to a point in said boundary line; thence easterly parallel with Jones' north boundary line 245 feet,

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IDENTIF. ↑ REFERENCE

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DAVIDSON COUNTY, TN.

more or less, to a point in the easterly boundary line of Lot No. 8; thence with the easterly boundary line of Lot No. 8, 6 feet in a southerly direction to Jones' northeast corner in what was formerly an alleyway; thence with Jones' north boundary line, westerly 245 feet more or less, to the point of beginning.

Excluded Property

Excluded, however, from the foregoing description of Tract One and Tract Two are the portions of Tract One and Tract Two that are contained in the following description:

Being parts of lots numbers 10, 9, 8 and 7, on the map of S.F. & C.D. Morrow's Subdivision of lots 38, 39 and part of 37 in McNairy's Subdivision, as of record in Book No. 332, Page 86, Register's Office for Davidson County, Tennessee. Said parts of said lots numbers 10, 9, 8 and 7 herein conveyed are more particularly described as follows:

Beginning on the northerly margin of Maplehurst Avenue at a point 48 feet west of the corner of lots Nos. 10 and 11; thence with the northerly margin of said Avenue, westwardly 85 feet to the corner of lots Nos. 9 and 10; thence northwardly along a line parallel with and 133 feet west of the line between lots Nos. 10 and 11, to its intersection with the easterly line of the property conveyed to Elza P. Landon by deed from S.F. Morrow, of record in Book 1110, Page 135, said Register's Office; thence with said Landon's easterly line, northwardly to the line between lots Nos. 6 and 7; thence with said line, eastwardly 49 feet to the northeast corner of said lot No. 7; thence with the easterly line of said lot No. 7, southwardly 27½ feet to the northwest corner of said lot No. 10; thence with the northerly line of said lot No. 10, eastwardly 10 feet to a point 48 feet west of the corner of lots Nos. 10 and 11, thence southwardly 204.5 feet to the beginning.

The foregoing property that includes the excluded portions of Tract One and Tract Two is the same property conveyed to Clarrice B. Hatcher by deed from Arree Finley Youree and husband, Howard Youree, of record in Book 1427, Page 15, Register's Office for Davidson County, Tennessee.

Derivation Of Title

Tract One and Tract Two are part of the same property conveyed to Arree Youree by deed from J.R. Jones and wife, Lucy Jones, of record in Book 1038, Page 256, Register's Office for Davidson County, Tennessee.

Arree Finley Youree died on January 7, 1989, and her last will and testament was admitted to probate by the Probate Court for Davidson County, Tennessee (Rule Number 92079 and Minute Book 329, Page 84).

Tract One and Tract Two (subject to the foregoing excluded property) are the same property that was devised by Arree Finley Youree to Charles Youree and wife, Ann Youree, by the last will and testament of Arree Finley Youree, of record in Will Book 165, Page 639, Probate Court Clerk's Office for Davidson County, Tennessee.

Arree Youree and Arree Finley Youree are one and the same person.

This is improved property known as 4020 Granny White Pike, Nashville, Tennessee 37204.

The real property that is described hereinabove is, in all events, conveyed subject to such limitations, restrictions, covenants, conditions, easements, liens, charges and encumbrances as may affect the premises.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 15th day of August, 1995.

Charles Youree
Charles Youree

Ann Youree
Ann Youree

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, **David Bate Parsons**, a Notary Public in and for said State and County, the within named **Charles Youree**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of August, 1995.

Notary Public At Large

My Commission Expires: August 15, 1998

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, **David Bate Parsons**, a Notary Public in and for said State and County, the within named **Ann Youree**, 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 15th day of August, 1995.

Notary Public At Large

My Commission Expires: August 15, 1998

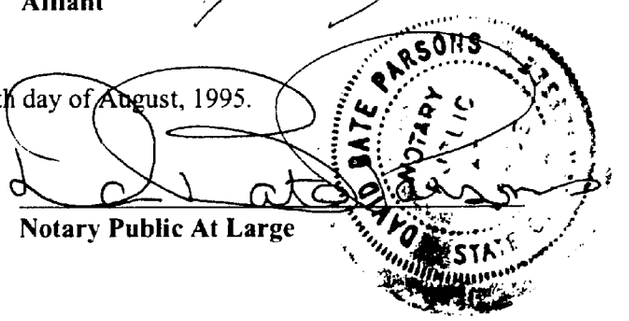
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me this 15th day of August, 1995.



Notary Public At Large

My Commission Expires: August 15, 1998

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