BOOK 9766PG 87

THIS INSTRUMENT PREPARED BY: Bobby D. Davis, Attorney
Madison Title Company
2021 Gallatin Road North
Madison, Tennessee 37115

95 AUG 18 AM 8:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

00090674
IDENTIF. & REFERENCE

QUITCLAIM DEED PICK-UP

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Georgia Travis 156 Rio Vista Drive Madison, TN 37115	SAME AS NEW OWNER	43-12-31 & 32

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **MAGGIE DENNY and husband, THOMAS DENNY,** hereinafter referred to as the "GRANTOR", and **GEORGIA TRAVIS, subject to a Life Estate retained in Maggie Denny and husband, Thomas Denny,** hereinafter referred to as the "GRANTEES":

W I T N E S S E T H:

3748 08/18 0101 01CASH 8.00

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **MAGGIE DENNY and husband, THOMAS DENNY** have this day bargained, sold and quitclaimed unto **GEORGIA TRAVIS, subject to a Life Estate retained in Maggie Denny and husband, Thomas Denny**, their heirs and assigns, all their right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

Being Lots Nos. 27 and 28, of Block "B" on the Revised Plan of Myatt & Eagan's Subdivision of Lot No. 8 and west part of Lot No. 9 of Anderson Estates, as of record in Book 1427, page 107, Register's Office for said County.

Said Lot NO. 27 fronts 50 feet on the easterly side of Rio Vista Drive and runs back 115.6 feet on the northerly line and 122.4 feet on the southerly line to a dead line, measuring 50.48 feet thereon.

Said Lot No. 28 is described as follows: Beginning at a point on the easterly margin of Rio Vista Drive at the northwest corner of Lot No. 27 on said plan; thence with the easterly margin of said Rio Vista Drive north 2 deg. east 141.7 feet to the beginning of a curve; thence around said curve in a northeasterly direction 31.4 feet to a point on the southerly margin of Dupont Avenue; thence with the southerly margin of said Dupont Avenue South 88 deg. east 73.6 feet to the northwest corner of Lot No. 29 on said plan; thence with the line between said Lots Nos. 28 and 29 southeastwardly 163 feet to the northeast corner of said Lot No. 27; thence with the line between said Lots Nos. 27 and 28 westwardly 115.6 feet to the beginning.
Being the same property conveyed to Maggie Denny, by deed from Orville M. Hughes and wife, Mary Leona Dunn Hughes, of record in Book 4419, page 987, Register's Office, Davidson County, Tennessee.

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

THIS INSTRUMENT IS PREPARED UPON INFORMATION FURNISHED BY THE PARTIES, AND NO REPRESENTATION AS TO THE STATUS OF TITLE IS AFFORDED HEREIN.

IN WITNESS WHEREOF, the undersigned have subscribed their names this the 17th day of August, 1995.

Maggie Denny
MAGGIE DENNY

THOMAS H DENNY
THOMAS DENNY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maggie Denny and husband, Thoams Denny, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 17th day of August, 1995.

Dianne M. Catley
NOTARY PUBLIC

My Commission Expires: 4/21/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual transfer or value, whichever is greater, for this transfer is **NONE**.

Georgia Travis
Affiant

Sworn to and subscribed before me this the 17th day of August, 1995.

Dianne M Catley
NOTARY PUBLIC

My Commission Expires: 4/21/96