0091903

IDENTIF. ↑ REFERENCE

51-B

BOOK 9769 PG 661

95 AUG 22 AM 11:09

REGISTER
COUNTY, TN.

This Instrument Was Prepared By:
Gail Smith Bradford
Wyatt, Tarrant & Combs
Suite 1500, Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(6515) 244-0020

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Jack D. Scott 238 Hermitage Avenue Nashville, TN 37210	Jack D. Scott 151 Fairfield Avenue Nashville, TN 37210	93-12-71

KNOW ALL MEN BY THESE PRESENTS, that **JACK D. SCOTT** and wife, **WANDA M. SCOTT** (collectively, the "Grantors"), for love and affection (and no monetary consideration), the receipt and sufficiency of which are hereby acknowledged, for the purpose of destroying the tenancy by the entirety that now exists between the Grantors, do hereby quitclaim and convey unto each of Jack D. Scott and Wanda M. Scott (collectively, the "Grantees"), their respective heirs and assigns, a Fifty Percent (50%) undivided interest, each to hold such interest as his or her sole and individual property as a tenant-in-common with the other, in and to the following described real estate located in Nashville, County of Davidson, State of Tennessee, to-wit:

Being Parts of Lots Nos. 1 and 2 in the Fairfield Village Plan of Lots, as of record in Book 21, page 82, Register's Office for said County, described as follows:

Beginning on the northerly margin of Fillmore Street at Mrs. Featherstone's southeast corner, 33 feet easterly from the easterly margin of Fairfield Avenue; thence with said Street, easterly 32 1/2 feet to Anthony and Vaughn's southwest corner; thence with their westerly line northerly 120 feet to the south line of the Fairfield Baptist Church, colored; thence with said line westerly 32 2/3 feet to said Featherstone's northeast corner; thence with said Featherstone's easterly line southerly 120 feet to the beginning.

Including but excluding therefrom a tract conveyed to the State of Tennessee by deed from Jennie Cohen, record in Book 2803, page 179, said Register's Office as follows:

Being the easterly 17 feet of the southerly 120 feet of Lot No. 1 and the westerly 15.5 feet of the southerly 120 feet of Lot No. 2 on the map of Fairfield Village, as of record in Book 21, page 82, Register's Office for said County, described as follows:

Beginning at a point at the southeast corner of the property conveyed to Jacobs H. Doyle by Deed of record in Book 1086, page 640, said Register's Office; being in the north margin of Hermitage Avenue, 33 feet east of Fairfield Avenue; thence northerly 42 feet to a point; thence with a curve to the left in an easterly direction having a radius of 52.6 feet a circular distance of 31 feet to a point; thence south 84 deg. east 3 feet to a point, in the boundary line between the lands of Cohen and McDonald; thence south 6 deg. west 32 feet to a point on the north margin of Hermitage Avenue; thence with the margin of Hermitage Avenue west 33 feet to the point of the beginning, containing 1221 square feet, more or less.

Being the same property conveyed to Jack D. Scott and wife, Wanda M. Scott by deed from Tommie Cope of record in Book 9055, page 878, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous deed of record.

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

unimproved (X)
This is improved ( ) property, known as 238 (House Number) Hermitage Avenue, (Street) (P.O. Address) Nashville, (City or Town) Tennessee 37210 (Postal Zip)

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors, this the 18th day of August, 1995.

Jack D. Scott
JACK D. SCOTT

Wanda M Scott
WANDA M. SCOTT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **JACK D. SCOTT**, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 18th day of August, 1995.

Notary Public

My Commission Expires:
March 22, 1997

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **WANDA M. SCOTT**, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 18th day of August, 1995.

Notary Public

My Commission Expires:
March 22, 1997

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transaction is $ -0-.

Jack D. Scott
Affiant

Subscribed and sworn to before me,
this the 18th day of August, 1995.

Notary Public

My Commission Expires:
March 22, 1997

NOTE TO REGISTER'S OFFICE: This conveyance destroying a tenancy by the entirety is exempt from the payment of the privilege tax under T.C.A. § 67-4-409 (a)(3)(A).

H:\BRAD\SCOTT4.DED (August 18, 1995; 3:41pm)