BOOK 9789PG270

00098295

IDENTIFICATION REFERENCE

PICK-UP

95 SEP -8 PM 12:04

FELIX Z. [illegible]
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

QUITCLAIM DEED

Name and Address of New Owner:

Albert W. Johnson, Sr., et ux
128 Clarendon Avenue
Nashville, TN 37205

Send Tax Bills To:

Regions Bank
P.O. Box 305171
616 Marriott Drive
Nashville, TN 37230-5171

Street Address of Subject Property:	Map-Parcel No:
128 Clarendon Avenue Nashville, TN 37205	116-10-5

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **Albert W. Johnson, II, as Trustee of the Johnson Qualified Residence Trust**, Grantor, by these presents, quitclaims, grants and conveys unto **Albert W. Johnson, Sr., and wife, Margaret H. Johnson,** Grantees, their heirs, successors and assigns, all interest in and to the following tract of land in Davidson County, Tennessee, to wit:

Lot No. 1 on the Map of Deerfield, a Subdivision of part of the Home Place of Johnson Bransford and wife, Anna Mary Bransford, as of record in Book 547, page 191, and 192, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of Evelyn Avenue, at the corner of Lots Nos. 1 and 2 on this plan; thence easterly with said Avenue 50 feet to an iron pin on the beginning of a curve at the intersection of Evelyn Avenue, and Clarendon Avenue; thence southeasterly with this curve 81.8 feet to another iron pin in the westerly margin of Claredon Avenue; thence southerly with this Avenue 171 feet to an iron pin at the northerly line of Lot No. 7 on this plan; thence westwardly with the line between Lots Nos. 1 and 7, 104.9 feet to the easterly line of Lot No. 2; thence with the line between Lots Nos. 1 and 2, 220.3 feet to the beginning.

BEING the same property conveyed to Albert W. Johnson, II, Trustee of the Johnson Qualified Residence Trust by Quitclaim Deed from Albert W. Johnson, Sr., and wife, Margaret H. Johnson, of record in Book 9663, page 396, Register's Office for Davidson County, Tennessee.

This conveyance is made expressly subject to that certain Deed of Trust from Albert W. Johnson and wife, Margaret H. Johnson to Everett A. Covington, Jr., Trustee for Security Federal Savings and Loan Association of Nashville (Now Region's Bank) of record in Book 7639, page 913, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this the 7th day of September 1995.

Albert W. Johnson, II, Trustee
Albert W. Johnson, II, Trustee
of the Johnson Qualified Residence Trust

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared the within named Albert W. Johnson, II, Trustee of the Johnson qualified Residence Trust, 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 7th day of September, 1995.

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
May 24, 1997
STATE OF TENNESSEE

My commission expires:_____

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 7th day of September, 1995.

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
May 24, 1997
STATE OF TENNESSEE

My commission expires:_____

QUITCLAIM DEED

1944 09/08 0101 01CASH 8.00

FROM: Albert W. Johnson, II, as Trustee of the Johnson Qualified Residence Trust

TO: Albert W. Johnson, Sr., and wife, Margaret H. Johnson

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