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BOOK 9792PG501

PREPARED BY (AND RETURN TO):
**WILKINS & IVEY**, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (PWJr/fs/36663/cw)

**PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES**
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Larry E. Hipps<br>Michael P. Drennan<br>1910 Bransford Avenue<br>Nashville, Tennessee 37204 | SAME |

**TAX MAP-PARCEL NUMBERS: 105-11-280, 6DA-21905**

# *QUITCLAIM DEED*

**FOR AND IN CONSIDERATION** of the express purpose of making a re-conveyance to create **a joint tenancy, with rights of survivorship, in Larry E. Hipps and Michael P. Drennan**, the undersigned **Larry E. Hipps, as Grantor,** by these presents does hereby transfer, quitclaim and convey unto **Percy Wilkins, Jr., Trustee, Trustee's** successors and assigns, all of **Grantor's** right, title and interest in and to the following described real property, **To Wit:**

> Land in Davidson County, Tennessee, being Lot No. 29 on the map of George I. Waddey's Subdivision of the south part of Horton Lots of record in Book 547, Page 8, Register's Office for said County.
>
> Said Lot No. 29 fronts 57 feet 6 inches on the easterly side of Wedgewood Avenue, now Bransford Avenue, and runs back between lines, 207 feet 6 inches on the north line and 188.7 feet on the south line to a dead line on which it measures 50 feet.
>
> Being the same property conveyed to Larry E. Hipps by deed from Elsie S. Duke, of record in Book 9714, Page 257, Register's Office for Davidson County, Tennessee.
>
> **Description Reference:** The description is the same as that used in the last deed prior to this transaction..

**This is improved property, known as:** 1910 Bransford Avenue, Nashville, Tennessee 37204

**And now,** I, the said **Percy Wilkins, Jr., Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer, quitclaim and convey unto **Larry E. Hipps and Michael P. Drennan**, as joint tenants, with rights of survivorship, as **Grantee, Grantee's** heirs and assigns, the same property hereinabove described and set forth, to which reference is here made.

**WITNESS THE EXECUTION HEREOF** on 9th, 1995.

Larry E. Hipps

Larry E. Hipps

Percy Wilkins, Jr., Trustee

**State of Tennessee**
**County of Davidson**

On September 12th, 1995, before me the undersigned authority, personally appeared **Larry E. Hipps**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah H. Berrie
Notary Public

My Commission Expires:

My Commission Expires JULY 25, 1998

**State of Tennessee**
**County of Davidson**

On September 12th, 1995, before me the undersigned authority, personally appeared **Percy Wilkins, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah H. Berrie
Notary Public

My Commission Expires:

My Commission Expires JULY 25, 1998

95 SEP 12 AM 11:36
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

00099465

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ -0-

Larry E. Hipps
Affiant

Sworn and subscribed before me on September 12, 1995.

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah H. Berrie
Notary Public

My Commission Expires:

My Commission Expires JULY 25, 1998

3191 09/12/95 01:03PM CHECK 8.00