94-1
223

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of one house trailer located at lot G-8, 1508 Dickerson Road, Nashville, Davidson County, Tennessee 37207, and furniture removed from my former home at 808 S. 14th Street, Nashville, Tennessee, and for other good and valuable consideration, receipt of which is hereby acknowledged, I, **LINDA G. (DICKENS) POLLOCK**, ("Grantor") quit claim and convey unto my former husband, **CHARLES D. DICKENS, SR.**, ("Grantee") his successors and assigns, all my right, title and interest in and to the following described tract of land:

BOOK 9798 PG 912

One residential house and lot located at 808 South Fourteenth Street, Nashville, Davidson County, Tennessee, described and found at deed book 7680, page 386, map 94-1, parcel 223, and in the attached legal description.

This being the same property conveyed to Charles D. Dickens, Sr. and his wife Linda Gay Dickens, by Shirley C. Eschbach, a single person, by warranty deed found in the Davidson County Register of Deeds Office at Book 7680 and page 386.

5:25 09/19 0101 01CASH 8.00

IN WITNESS WHEREOF, I have hereunto set my hand on this the 13th day of September, 1995.

Linda G. (Dickens) Pollock
LINDA G. (DICKENS) POLLOCK, GRANTOR

PICK-UP

95 SEP 19 PM 1:32
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

0101683
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Pamela Ryan, a Notary Public in and for said County and State, the within named LINDA G. (DICKENS) POLLOCK, the Grantor, with whom I am personally acquainted, and who acknowledged that she has executed the above instrument for the purposes therein contained.

WITNESS my hand and official seal on this 13th the day of September, 1995.

Pamela Ryan
Notary Public
My Commission Expires: __/__/__

NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 24, 1996

THIS INSTRUMENT WAS PREPARED (FROM INFORMATION PROVIDED BY THE GRANTEE) BY:

Bruce E. Kessler, Attorney
305 Rivergate Park Office Bldg.
1994 Gallatin Road, North
Madison, TN 37115
phone (615) 859-5588
fax (615) 859-1812

Owner:
Charles Dickens
808 S 14th St
Nashville Tenn 37206

Tax Bills:
Boatmens national mortgage
P.O Box 502500
St. Louis missouri
63150-2500

BOOK 7680 PAGE 386

BOOK 9798 PG 913

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,850.00

Linda Gay Dickens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October, 88

Notary Public

MY COMMISSION EXPIRES: 7/18/92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME AND ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Charles D. Dickens, Sr. (NAME)	National Mortgage Company (NAME)	MAP 98-1
808 South 18th Street (STREET ADDRESS OR ROUTE NUMBER)	8081 Knight Arnold Road (STREET ADDRESS)	PARCEL 223
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	RW15885

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE Shirley C. Eschbach, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles D. Dickens, Sr. and wife, Linda Gay Dickens

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

BEING Lot No. 139 on the Plan of Payne, Blakemore and Cummings Addition, as of record in Book 57, page 70, and a part of South 18th Street abandoned, and part of a Reserve Parcel on the Plan of Shelby Heights, Sec. I, as of record in Book 2330, page 171, and described partly according to a survey by Richard B. Omohundro, dated July 26, 1969, as follows:

Beginning at a point in the westerly margin of South 18th Street, as relocated, at a point 14.7 feet north of a concrete monument as shown in the east boundary of the Reserved Parcel; thence leaving said Street, west crossing the Reserved Parcel, and a part of South 18th Street abandoned, and continuing along the line between Lots 139 and 140, a total distance of 217.3 feet to an iron pin in the east margin of a 15 foot alley; thence north with the margin of the alley 50 feet to an iron pin at the common rear corner of Lots 138 and 139; thence east along the line of Lots 138 and 139, and crossing South 18th Street 187.3 feet to a point in the westerly margin of South 18th Street, as relocated; thence southeasterly along the margin of South 18th Street as relocated, 58.38 feet to the point of beginning.

Being the same property conveyed to Shirley C. Eschbach, a single person, by deed from Paul Edward Eschbach, a single person, of record in Book 7058, page 48, said Register's Office.

This is unimproved / improved property, known as 808 South 18th Street, Nashville, TN 37206 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heir and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of October, 88

Shirley C. Eschbach
Shirley C. Eschbach

OFF REC

RECORDED MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED