BOOK 9893 PG 934

Map: 082-04-0

Parcel: 050

QUITCLAIM DEED

Address of New Owner(s)

Preston Birdsong, Jr.
Emma Birdsong
1107 N. 7th Street
Nashville, Tennessee 37207

Send Tax Bills To:

SAME

This Instrument Prepared By:

J. Terry Price
Guenther & Jordan, Attorneys
860 Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

The actual consideration for this transfer is $16,500.00.

95 DEC 20 AM 9:36
DAVIDSON COUNTY, TN.

0133770

0159 12/20 0101 03CHECK 70.05

Affiant

Subscribed and sworn to before me this 8th day of December, 1995.

Notary Public

My Commission Expires 9-27-97

For and in Consideration of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, We, James Brandon, Jr., Lynnette Brandon and Tajuana Brandon, grantors (hereafter referred to as "Grantor") by these presents do hereby quitclaim and convey unto Emma Birdsong and her brother, Preston Birdsong, Jr., grantee, as tenants in common, (hereafter referred to as "Grantee") all our, right, title, and interest in and to a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

Being lot No. 226 and the southerly 13 feet of lot No. 227 on the map of Oakwood Park, as of record in book 421, page 12, Register's Office for said County.

Said lot No. 226 and that part of lot No. 227 front together 44 feet on the east side of North 7th Street and run back between parallel lines 165 feet to the west margin of an alley.

Being the same real property conveyed to Preston Birdsong, Sr. and wife, Ida E. Birdsong, by deed from Eldred Bennett and wife, Martha Bennett, filed August 18, 1961, and recorded in book 3277, page 74, Register's Office for said County. Ida E. Birdsong died and Preston Birdsong, Sr. became sole owner of the property by virtue of ownership by tenants by the entireties. Preston Birdsong, Sr. and Ida E. Birdsong had three children, Preston Birdsong, Jr., Emma Birdsong and Alberta Birdsong Brandon. Alberta Birdsong Brandon died December 4, 1988 leaving three children, the grantors in this deed. Preston Birdsong, Sr., died intestate October 12, 1993. At Mr. Birdsong's death, this property vested in his surviving children, Preston Birdsong, Jr., Emma Birdsong, and surviving grandchildren, James Brandon, Jr., Lynnette Brandon and Tajuana Brandon as tenants in common.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 1107 North 7th Street, Nashville, Tennessee 37207.

Together with all right, title and interest, if any, of the grantors in and to any streets and roads abutting the above-described premises to the center lines thereof.

To have and to hold the premises herein granted unto the grantees, their heirs or successors and assigns of said grantees forever.

37

In witness whereof, the grantors have hereunto set their signatures this 8th day of December, 1995.

James Brandon, Jr.

Lynnette Brandon

Tajuana Brandon

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON }

Personally appeared before me the undersigned, Terry R. Upton, a Notary Public in and for the said County and State, the within named James Brandon, Jr., Lynnette Brandon and Tajuana Brandon, grantors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

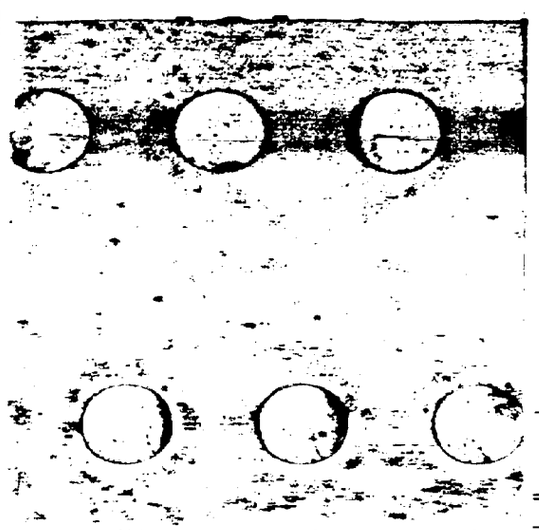
Witness my hand and official seal at Nashville, Tennessee, this 8th day of December, 1995.

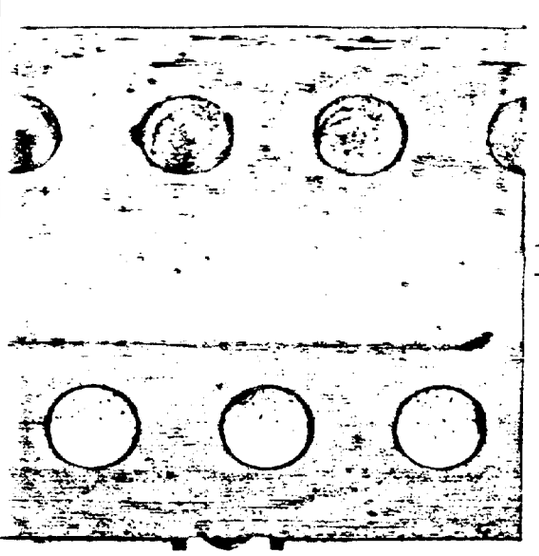
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 7/25/95

013771





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9893 PG 936

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	16500.00
CON TX	61.05
PRFEE	1.00
MDEED	8.00
TOTAL	70.05
CHECK	70.05

12/20/95 01 09:37 0001 0159

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0133770
IDENTIFICATION REFERENCE

95 DEC 20 AM 9:36
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 988578