ADDRESS OF NEW OWNER
JAMES WASHINGTON
704 North Second Street
Nashville, Tennessee 37207

SEND TAX BILLS TO
Owner

MAP-PARCEL NOS.
82-7-221

BOOK 9906 PG 40

QUITCLAIM DEED

3233 01/02/0101 03:04PM 8.00

THIS INDENTURE, Made the 27th day of December, in the year one thousand nine hundred ninety-five, between ***JULIA V. WASHINGTON****, single person, of the County of Davidson, and State of Tennessee, as party or parties of the first part, hereinafter called Grantor, and* ***JAMES WASHINGTON****, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).*

WITNESSETH: That Grantor for and in consideration of the sum of ONE AND NO/100 DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee all the right, title interest, claim or demand which the Grantor has or may have had in and to the following described property located in Davidson County, Tennessee, to-wit:

> *Being Lot No. 30 in Dr. V.S. Lindsley's Addition to Nashville, as of record in Book 57, page 25, Register's Office for said County.*
>
> *Said Lot No. 30 fronts 50 feet on the west side of North Second Street, formerly called Harris Avenue, and extends back westwardly between parallel lines 142-1/2 feet to an alley in the rear.*
>
> *Being the same property conveyed to Mrs. Lyda Cole and husband, H.E. Cole, by deed from B.F. Jackson and wife, Mary E. Jackson, of record in Book 340, page 260, Register's Office for Davidson County, Tennessee.*
>
> *A two-thirds undivided interest was conveyed to Carl L. Murphy and wife, Lavinia Cole Murphy, by deed from Mrs. Lyda Cole, of record in Book 649, page 234, Register's Office for said County. Upon the death of Lyda Cole, a one-third undivided interest was inherited by her daughter, and only heir-at-law, Lavinia Cole Murphy. Upon the death of Lavinia Cole Murphy, one-third undivided interest was inherited by her four children, being her only heirs-at-law, and the said four children have joined with their father, Carl L. Murphy, in conveying the fee simple title to this property to James Tyree Washington. Said Warranty Deed is of record in Book 4531, page 301, Register's Office for Davidson County, Tennessee.*
>
> *Being the same property conveyed by Deed of Trust by James Tyree Washington, unmarried, to Mary Ann Clinard, Trustee of record in Book 4531, page 303, Register's Office of Davidson County, Tennessee; said Deed of Trust having been fully released in Book 5743, page 466, Register's Office Davidson County. Tennessee.*

with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor:

BOOK 9906 PG 41

JULIA V. WASHINGTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ -0-.

AFFIANT

Notary Public

Commission Expires: 7/24/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of December, 1995, before me personally appeared JULIA V. WASHINGTON, to me known, or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Notary Public

My Commission Expires: 7/24/99

THIS INSTRUMENT PREPARED BY:
(BASED UPON INFORMATION PROVIDED BY GRANTOR)

THE LAW OFFICE OF RICHARD MANSON, P.C.
1314 Fifth Avenue North
Germantown Center, Suite 300
Nashville, Tennessee 37208-2726
(615 254-1600

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0137175
IDENTIF. ↑ REFERENCE

96 JAN -2 PM 2:23
FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN.