22

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number
Lester L. Jackson, Sr. 3717 Charlotte Avenue Nashville, TN 37209	Same	92-13-31 11W-69900

This Instrument Prepared By: TATUM & JONES, ATTORNEYS
2001 Charlotte Avenue, Suite 200
Nashville, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-.

Geneva Ann Smith
Affiant

Subscribed and sworn to before me, this the 16TH day of JANUARY, 1996.

Notary Public I. DYKE TATUM
My Commission Expires: 7/26/97

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **GENEVA ANN SMITH, Executrix of the ESTATE OF GINERA B. SMITH, DECEASED**, by these presents do hereby QUITCLAIM and CONVEY unto **LESTER L. JACKSON, SR. AND WIFE, BRENDA M. JACKSON**, their successors and assigns, all my right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 8 of Block 3, on the Map of CHARLOTTE PARK COMPANY'S SECOND ADDITION, of record in Book 57, pages 160 and 161, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Talmadge D. Smith and wife, Birdie Spicer Smith, by deed from Ideane Baskin Martin and husband, W. B. Martin, of record in Book 1341, page 530, Register's Office for Davidson County, Tennessee. The said Talmadge D. Smith predeceased Birdie Spicer Smith. The said Birdie Spicer Smith has since died, and by Will filed for record in the Probate Court for Davidson County, Tennessee, No. 95P-729, directed her Executrix, Geneva Ann Smith, to sell said real property. Birdie Spicer Smith and Ginera B. Smith are one and the same person.

unimproved ( )
This is improved (x) property, known as 3717 Charlotte Avenue, Nashville, TN 37209.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16th day of JANUARY, 1996.

Geneva Ann Smith
GENEVA ANN SMITH, EXECUTRIX OF THE ESTATE OF GINERA B. SMITH

BK/ 9918 PG 193

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, GENEVA ANN SMITH, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16TH day of JANUARY, 1996.

Notary Public I. DYKE TATUM

My Commission Expires: 7/26/97

96 JAN 16 PM 12:54

01140956

IDENTIFICATION REFERENCE

8-00