BOOK 9919 PG 93

QUIT CLAIM DEED

81-3
205-
224

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, JOSEPH TEASLEY (a/k/a JOSEPH C. TEASLEY, a/k/a JOSEPH H. TEASLEY), the surviving spouse of Mary Francis Teasley, now deceased, by these presents hereby quitclaim and convey (subject to a life estate reserved to myself) unto my son, JOSEPH C. TEASLEY, JR., and my daughter, MARY JOSEPHINE TEASLEY, in equal shares, share and share alike, their heirs, successors, and assigns, (subject to a life estate reserved to myself), all my right, title and interest in and to the following described tract of land:

TRACT NO. 1: (See attached Exhibit "A" for legal description)
A house more commonly known as 2115 12th Avenue North, Nashville, TN 37208.

TRACT NO. 2: (See attached Exhibit "A" for legal description)
A house more commonly known as 2122 12th Avenue North, Nashville, TN 37208

This being the same property conveyed to myself and/or my wife.

I specifically reserve unto myself, a life estate in both houses for as long as I shall live. At the time of my death, the houses shall pass to my children in equal shares as remaindermen. During my lifetime, I shall maintain the houses, collect the rent and do all things reasonable, necessary and incidental to the upkeep of those houses.

My children's names and addresses are: Mary Josephine Teasley, 2115 12th Avenue North, Nashville, TN 37208, (age 33, date of birth: ll/6/62, SS# [redacted]-4712); and Joseph C. Teasley, Jr., 2115 12th Avenue North, Nashville, TN 37208, (age 30, date of birth: 3/11/65, [redacted]-2906).

Said property is conveyed subject to limitations, restrictions and encumbrances which are of record or which may affect the premises.

The actual consideration or value whichever is greater, is $0.

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

Joseph H Teasley

JOSEPH TEASLEY (a/k/a JOSEPH C. TEASLEY, a/k/a JOSEPH H. TEASLEY)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, LORI A. DIX, a Notary Public in and for said County and State, the within named JOSEPH TEASLEY (a/k/a JOSEPH C. TEASLEY, a/k/a JOSEPH H. TEASLEY), the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th the day of January, 1996.

Lori A. Dix
Notary Public
My Commission Expires: 1/20/1998

NOTARY PUBLIC AT LARGE

Send Tax Bills to: New Owner

Joseph Teasley
2115 12th Avenue North
Nashville, TN 37208

Joseph Teasley, Jr.
(same)

THIS INSTRUMENT PREPARED FROM INFORMATION SUPPLIED BY GRANTOR BY:

Bill Hodde, Attorney at Law
Rivergate Park Office Bldg. – Suite 305
1994 Gallatin Road, North
Madison, Tennessee 37115
(615) 859-5588

mail

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January 1996.

J. Chandler
Deputy Register

EXHIBIT "A"

TRACT NO. 1

Land in Davidson County, Tennessee, being the southerly 46 feet of Lot No. 34 in C. E. Raymond's Plan of Lots, as of record in Book 57, page 63, Register's Office for said County.

Said part of said lot fronts 46 feet on the westerly side of 12th Avenue North, formerly Sangster Street and extends back between parallel lines 145 feet more or less to an alley.

Being the same property conveyed to Joseph Collidge Teasley and wife, Mary Frames Teasley, by deed from S. L. Wright, Jr., and wife, as of record in Book 2442, page 342, said Register's Office.

Joseph Collidge Teasley and Joseph Coolidge Teasley being one and the same person.

Being the same property conveyed to Joseph Collidge Teasley and wife, Mary Frances Teasley, in Deed Book 3485, Page 181, Register's Office of Davidson County, Tennessee.

TRACT NO. 2

Lots Nos. 17 and 18 in G. E. Raymond's Plan of Lots, as of record in Book 57, page 63, Register's Office for said County.

Said Lots Nos. 17 and 18 adjoin and front together 100 feet on the easterly side of 12th Avenue, North, formerly Sangster Street, and runs back between Parallel lines 145 feet to an alley.

Being the same property conveyed to Woodrow Henderson by Quit-Claim Deed from Violet Bass of record in Book 4934, page 531, Register's Office for said County.

Being the same property conveyed to Joseph H. Teasley, a widower, in Deed Book 4961, Page 854, Register's Office of Davidson County, Tennessee.

014250
IDENTIFICATION REFERENCE
95 JUN 15 PM 4:23
DAVIDSON COUNTY TN
3113 2776 3201 03CHECK 12.00