Book 53

9825: 82

Address New Owners as Follows:	Send Tax Bills To:	Map-Parcel
Frances B. Falls	Same	Map 104-16
Frances L. Barton	Same	Parcel 273
1703 Beechwood Avenue		
Nashville, TN 37212		

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Frances B. Falls, does hereby quitclaim and convey an one-half (1/2) undivided interest with the right of survivorship unto Frances L. Barton, forever, all of its right, title and interest in and to certain real property situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

SEE EXHIBIT A WHICH IS INCORPORATED HEREIN FOR LEGAL DESCRIPTION OF SUBJECT PROPERTY.

IN WITNESS WHEREOF, Frances B. Falls has caused this instrument to be executed on the 17th day of January, 1996.

Frances B. Falls

Frances B. Falls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Frances B. Falls with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of January, 1996.

Faye Dead
Notary Public

Commission expires: 11/22/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Frances L. Barton
Affiant/Frances L. Barton

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JANUARY, 1996.

Faye Dead
Notary Public

My Commission Expires: 11/22/97

Instrument Prepared By:
Combos & Hix, P. C.
1100 First American Center
Nashville, TN 37238-1100

96 JAN 23 AM 10:47

014,3275
IDENTIFICATION REFERENCE

REC'D 24.00 CHECK
8-00

EXHIBIT A

LAND in Davidson County, Tennessee, being the westerly part of Lot No. 234 on the Belmont Land Company's Plan of Lots, called "Belmont Heights", as of record in Book 421, Page 34, Register's Office for said County, described as follows:

BEGINNING at a point on the southerly side of Beechwood Avenue, 40 feet west of the first alley west of and parallel with Oakland Street; thence with the southerly margin of said Beechwood Avenue, westwardly 47.2 feet to the corner of Lot Nos. 233 and 234; thence with the line between two lots, southwardly 175 feet to an alley; thence with the northerly margin of said alley, eastwardly 42.5 feet, more or less, to a point 40 feet west of the first above mentioned alley; thence northwardly and parallel with the first above mentioned alley, 175 feet to the beginning.

BEING the same property conveyed to L. B. Falls* and wife, Frances B. Falls by deed from Jennie P. James, a widow, and filed for record in Book 4245, Page 129, in the Register's Office for Davidson County, Tennessee.

*L. B. Falls having since died. Property now vests solely in Frances B. Falls.