This Instrument Prepared By:

R. EDDIE DAVIDSON
Attorney at Law
222 Second Avenue North
Nashville, TN 37201
(615) 254-1471

BOOK 9963PG297

QUITCLAIM DEED

New Owner	Send Tax Bill To	Map Number
Jon Mark Ivey	Jon Mark Ivey	83-2
1425 Benjamin St.	1425 Benjamin St.	Parcel Number
Nashville, TN 37086	Nashville, TN 37086	133 27W 15880

This quitclaim deed made on the 29 day of February, 1996, between **Jon Mark Ivey**, of 1425 Benjamin Street, Nashville, TN 37066, Davidson County, Tennessee, and **Janet Ivey**, 1030 Pleasant View Drive, Nashville, TN 37214, of Davidson County, Tennessee.

That for and in the consideration of the sum of One Dollars, ($1.00), the receipt of which is hereby acknowledged, Janet Ivey does hereby release, remise and forever quitclaim unto Jon Mark Ivey all of her interest, if any, in that certain real property commonly known as 1425 Benjamin Street, located in the city of Nashville, County of Davidson, State of Tennessee, described as follows:

> BEING the easterly 30.0 feet of Lot No. 72 and the westerly 30.0 feet of Lot No. 71 on the Plan of Subdivision of Lots Nos. 8 and 10, etc., of Block A, 13 and 14, Block B and all the Block C in the Subdivision of the Weakley Home Place, of record in Book 547, page 12, Register's Office for Davidson County, Tennessee.
>
> SAID portions of Lots Nos. 71 and 72 adjoin and together front 60.0 feet on the northerly margin of Benjamin Street and extend back between parallel lines a distance of 250.0 feet to a dead line in the rear.

Together with all the tenements, hereditaments, and appurtenances thereunto belonging, and the reversions, remainders, rents, issues, and profits thereof.

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To have and to hold, all and singular the premises, with the appurtenances, unto Jon Mark Ivey and his heirs and assigns forever.

In witness whereof, Janet Ivey has hereunto this day and year as set forth above.

JANEY IVEY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Cindy Jones, a Notary Public in and for said County and State, the within named Janet Ivey the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of February, 1996.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires:

3/21/98

1372 02/01 1131 CASH 20.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $1.00.

Janet Lucy
Affiant

Sworn to and subscribed before me, this the 29 day of February, 1996.

My Commission Expires:
3/21/98

Cindy Jones
Notary Public

NOTARY PUBLIC AT LARGE

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0155366
IDENTIF. ↑ REFERENCE

96 MAR -1 AM 9:44
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

OFF REC

THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

COPY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $71,500.00

Affiant

Subscribed and sworn to before me this 17th day of September, 1991.

Notary Public

My Commission Expires:

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Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
JON MARK IVEY and wife JANET LEE IVEY 1425 Benjamin Street Nashville, Tennessee 37206	FIRST TENNESSEE BANK P.O. Box 1000 Dept. 47 Memphis, Tennessee 38148	MAP 83-2 PARCEL 133 27W 15880

BOOK 8452 PAGE 765

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY ONE THOUSAND FIVE HUNDRED AND 00/100 ($71,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, CARLA S. ROSS, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto JON MARK IVEY and wife, JANET LEE IVEY, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 30.0 feet of Lot No 72 and the westerly 30.0 feet of Lot No. 71 on the Plan of Subdivision of Lots Nos. 8 and 10, etc., of Block A, 13 and 14, Block B and all the Block C in the Subdivision of the Weakley Home Place, of record in Book 547, page 12, Register's Office for Davidson County, Tennessee.

SAID portions of Lots Nos. 71 and 72 adjoin and together front 60.0 feet on the northerly margin of Benjamin Street and extend back between parallel lines a distance of 250.0 feet to a dead line in the rear.

BEING the same property conveyed to Carla S. Ross, unmarried, by deed from John C. Beene, Jr. and wife, Katherine P. Beene, of record in Book 7271, page 22, Register's Office for Davidson County, Tennessee.

This is improved property known as 1425 Benjamin Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of the Subdivision of Lots Nos. 8 and 10, etc., of Block A, 13 and 14, Block B and all the Block C in the Subdivision of the Weakley Home Place, of record in Book 547, page 12, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

GRANTOR FURTHER COVENANTS and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 27th day of September, 1991.

Carla S. Ross
CARLA S. ROSS

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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 CARLA S. ROSS, 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 this 27th day of September, 1991.

Notary Public

My Commission Expires:

7-2-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

5.0 5 4.3

IDENTIFICATION

Sep 30 11 10 AM '91

5134 99/30 0101 CHECK 271-55

OFF REC

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING
THIS DOCUMENT UNSATISFACTORY FOR PHOTOGRAPHIC RECORDATION