BOOK 9976 PG 492

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	MAP-PARCEL NUMBERS:
William Lee Epps, Et ux.	Same	117-04
1820 Primrose Avenue		0
Nashville, TN 37212		

THIS INSTRUMENT WAS PREPARED BY:
Stan Allen, Attorney
Third Floor
207 Third Avenue, North
Nashville, TN 37201

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS LOVE AND AFFECTION AND ~~NO~~ MONETARY CONSIDERATION.

Stan Allen AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1 DAY OF FEBRUARY, 1996.

Ann Daniel Patterson NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-20-99

Mail

0159280 IDENTIF. ↑ REFERENCE

96 MAR 12 PM 1:39 FELIX Z. ALEXANDER REGISTER DAVIDSON COUNTY, TN.

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), Earl Ransom, Jr., a single person, hereinafter referred to as Grantor, by these presents does hereby Quitclaim and convey unto William Lee Epps and wife, Meloney Epps, their successors and assigns, hereinafter referred to as Grantees, all Grantor's interest in the following described tract or parcel of land in Davidson County, Tennessee.

BEING Lot No. 12 of block "A" on the Map of Belmont Terrace Annex No. 4, as of record in Book 974, Page 97.

SAID Lot No. 12 fronts 65 feet on the northerly side of Primrose Avenue and runs back between parallel lines 160.2 feet to an alley in the rear.

Being the same property conveyed to Earl Ransom, Jr., et al., by Deed of Record in Book 8977, Page 821, Register's Office, Davidson County, Tennessee.

This is improved (X) property, known 1820 Primrose Avenue, Nashville, Tennessee 37212.

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

IN WITNESS WHEREOF, I have hereto set my hand on this the 15th day of February, 1996.

X (HIS MARK)
GRANTOR, EARL RANSOM, JR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Keri Daniel Bateman, the undersigned Notary Public, in and for said County and State, the within named **EARL RANSOM, JR.** the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of February, 1996.

Keri Daniel Bateman
NOTARY PUBLIC

My Commission Expires:
1-20-99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

7542 03/12 0101 01CASH

8.00