FROM	FROM
Joe Clarence Caruthers, Jr.	Ronald K. Nevin
AND	
TO	TO
Ronald K.Nevin	Patricia Caruthers Braden

QUITCLAIM DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.
Patricia C. Braden	SAME	092-06-0
731 25th Avenue, North		623.00
Nashvile, TN 37208		

Mail

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) -THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00
Ronald K. Nevin Attorney at Law 1850 Parkway Towers Nashville, Tennessee 37219	Patricia C Braden (Affiant) SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF March, 1996. Kaye E Leggett Notary Public MY COMMISSION EXPIRES: 5.11.99

FOR AN IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a fee absolute We, Joe Clarence Caruthers, Jr. and wife, Juanita Caruthers by these presents do hereby quitclaim and convey all unto Ronald K. Nevin, Trustee, his successors and assigns, all right, title and interest in and to the following described tract or parcel of land, to wit:

BEING Lot No.20 on the map of Buchi's Subdivision of Lot No.20 of McNairy's Subdivision the plan of which is of record in Book 421, page 66, R.O.D.C., Tennessee.

SAID Lot No.20 fronts 50 feet on the westerly side of Foster Street or Twenty-fifth Ave., North and extends back westwardly between parallel lines 153-1/3 feet more or less to an alley in the rear.

BEING the same property conveyed to Joe Clarence Caruthers, Jr. and wife, Frances Irene Caruthers, with a life estate reserved in Alice Patton, by deed from Alice Patton, of record in Book 2138, page 69, Register's Office for Davidson County, Tennessee; the said Frances Irence Caruthers and Alice Patton both having since died.

THIS IS THE SAME DESCRIPTION AS USED IN PREVIOUS DEED OF RECORD.

unimproved ( )
This is improved (X) property, known as 731 25th Avenue, North
Nashville, TN 37208

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

And now, I the said Ronald K. Nevin, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Patricia Caruthers Braden, her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 14 day of March, 1996.

Ronald K. Nevin

Joe Clarence Caruthers Jr. 3/14/96

Juanita Caruthers 3/14/96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for County and Sate, the within named, Joe Clarence Caruthers, Jr., and Juanita Caruthers, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of March, 1996.

Notary Public

My commission expires 3-22-97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for County and State, the within named, Ronald K. Nevin, Trustee, the bargainor, 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 14th day of March, 1996.

Kaye E Leggett Notary Public

My commission expires 5-11-96

0160639
IDENTIF. # REFERENCE

96 MAR 15 PM 1:39
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9008 03/15 0101 03CHECK 12.00