BOOK 10036 PG 694

50

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: 11-30-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wallace Ray Clary (NAME)	owner (NAME)	Map 91.9-1
305 Glenrose Avenue (ADDRESS)	(ADDRESS)	Parcel 139
Nashville, TN (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Daniel Brian Quirk and wife, Amy Puckett-Quirk

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wallace Ray Clary married

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:

See Exhibit A Attached

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

Taxes for the years 1996 and thereafter, a lien but not yet due and payable.

All matters appearing of public record.

unimproved ( )
This is improved (X) property, known as 305 Glenrose Avenue, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 30th day of April 19 96

Daniel Brian Quirk

Amy Puckett-Quirk

BOOK 10036 PG 695

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel Brian Quirk and wife, Amy Puckett-Quirk

the bargainor s, 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 Franklin, Tennessee, this 30th day of April 19 96

Commission expires 11-30-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0177671
IDENTIF. ↑ REFERENCE

96 MAY -2 PM 1:15
FELIX G. [illegible] REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT A

BOOK 10036 PG 696

TRACT I

Being the Southerly 65 feet of the easterly one-half of Lot 1 on the Plan of Resubdivison of Lots Nos. 17, 18 and 19, Cumberland Nurseries, of record in Plat Book 161 at page 166, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southeast corner of the property conveyed to The Tennessee Property Company by James H. McKnight and wife, of record in Book 2012, page 451, said Register's Office, said point being 68-1/2 feet east of the easterly margin of Wickson Avenue in the line between Lots Nos. 1 and 2; thence with the line between said two lots eastwardly 65-1/2 feet to the corner of Lots Nos. 1 and 2; thence northwardly with the easterly line of said Lot No. 1, 65 feet to a point 130 feet south of the southerly margin of Glenrose Avenue; thence westwardly 67 feet, more or less, to the easterly line of said Tennessee Property Company's property; thence with same southwardly 65 feet to the beginning.

TRACT II

Land in Davidson County, Tennessee, being the northerly portion of the easterly one-half of Lot No. 1 on the Map of the Resubdivision of Lots Nos. 17, 18, and 19, Cumberland Nurseries, a Plan of said Re-subdivision is of record in Book 161, page 166, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Glenrose Avenue, said point being the northeast corner of the proprty conveyed to The Tennessee Property Company of record in Book 2012, page 451, Register's Office for said County; thence with the said The Tennessee Property Company's east line south 126 feet, more or less, to northwest corner of the property conveyed to The Tennnessee Property Company of record in Book 2016, page 231, Register's Office for said County; thence with the said The Tennessee Property Company's north line east 67 feet, more or less, to a point in the east line of said Lot No. 1; thence with said east line north 130 feet to the southerly margin of Glenrose Avenue; thence in westerly direction along said southerly margin 70 feet to the point of beginning.

Being the same property conveyed to Daniel B. Quirk and wife Amy Puckett-Quirk by deed from Martin A. Courter and wife Wanda Courter of record in Book 8468, page 709 Register's Office for Davidson County, Tennessee.

EASEMENT

Daniel B. Quirk, et ux to have joint rights with Martin A. Courter, et ux to gate entrance from Wickson Street only as long as Daniel B. Quirk, et ux and Martin A. Courter, et ux own the property. Easement to go from Wickson Street to gate entrance. Neither party to block entrance.

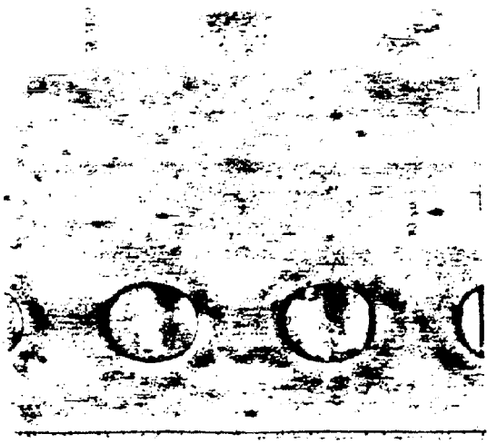
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

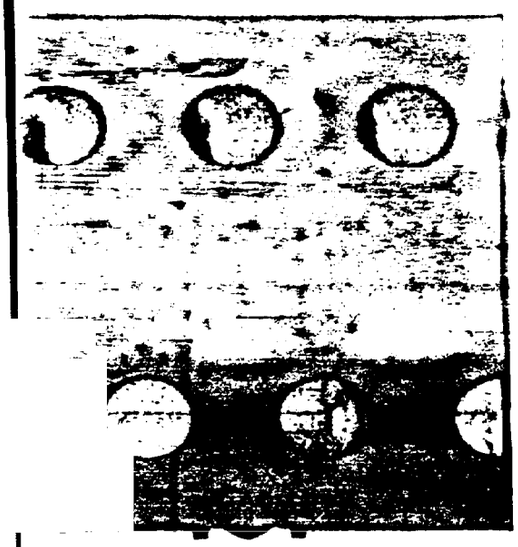
7140 05/02 0101 03CHECK 475.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 10036 PG 697

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				125000.00
			CON TX	462.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	475.50
			CHECK	475.50
05/02/96	01		13:17 0001	7140

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

017767 IDENTIF. ↑ REFERENCE

96 MAY -2 PM 2:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 1035172