0179428

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:

D.W. McMackin
5200 Maryland Way, Suite 105
Brentwood, TN 37027

96 MAY -7 AM 10:20

REGISTER
DAVIDSON COUNTY, TN.

QUITCLAIM DEED

BOOK 10042 PG 617

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
FRANCES BURTON, et al 304 N. 9th Street Nashville, TN 37206	SAME	Map & Parcel No. 82-12-107.00

THIS QUITCLAIM DEED Made and Entered into on this the 30th day of April, 1996, by and between THELMA STUART BOSTON, Unmarried, hereinafter referred to as Grantor, and FRANCES BURTON and NICOLE WATTS, both unmarried, hereinafter referred to as Grantees:

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00), this day cash in hand each to the other paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and so as to effectuate and vest fee simple title in and unto the GRANTOR, Thelma Stuart Boston, unmarried, does hereby quitclaim unto Frances Burton and Nicole Watts, both unmarried, their successors, heirs and assigns, all of my right, title and interest in and to the following described real estate located in Davidson County, Tennessee, described as follows, to wit:

> Situated in Davidson County, Tennessee, being Lot No. 174 on the Plan of Neill s. Brown's Addition to East Nashville, as of record in Book 57, page 50, Register's Office for said County.
>
> BEING the same property conveyed to Thelma Stuart Boston by Quitclaim Deed dated 5/16/79 by H.D. Stuart, Ruth S. Petway, Charles Stewart, Nick Stuart, Jr. , Gladys S. Anderson, Durward F. Stuart, Jr., Maxis Stuart and Mattie Stuart, by her legal guardian and conservator, Durward F. Stuart, Jr. by Order of Probate Court for Wayne County, Michigan, in Book 620, page 645, being all the heirs at law of Nick Stuart, deceased, recorded 3/6/80 in Book 5575, page 555, and BEING the same property conveyed to Thelma Stuart Boston, by deed dated 8/31/81, from Hester Anna Stuart, unmarried, recorded on 9/2/81, in the Register's Office for Davidson County, Tennessee, in Book 5790, page 551.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property, known as 304 N. 9th Street, Nashville, TN 37205.

WITNESS our hand this the 30th day of April, 1996. BOOK 10042 PG 618

THELMA STUART BOSTON

STATE OF TENNESSEE:
COUNTY OF WILLIAMSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THELMA STUART BOSTON, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of April, 1996.

My Commission Expires: 7/25/98 NOTARY PUBLIC

TISHA C. BREWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual monetary consideration for this transfer is NONE.

Frances S. Burton
Affiant

Subscribed and sworn to before me
this 30th day of April, 1996.

NOTARY PUBLIC

My Commission Expires: 7/25/98

TISHA C. BREWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

33C-ECR 8:39