FROM

MAE M. BUSH

TO

RONALD K. NEVIN

FROM BOOK 10048 PG 594

RONALD K. NEVIN

AND

TO

JAMES DONALD BUSH

QUITCLAIM DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.
James Donald Bush		27W 00925
2406 Inga Street	Same	72-13-1
Nashville, TN 37206		130

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) -THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0
Ronald K. Nevin Attorney at Law 1850 Parkway Towers Nashville, Tennessee 37219	James Donald Bush (Affiant) SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF April 1996. Wendy D Weller Notary Public MY COMMISSION EXPIRES: 3/27/99

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 I, Mae M. Bush, 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. 45 on the map of Springdale Subdivision of record in Book 974, page 18, Register's Office, Davidson County, Tennessee. Said Lot fronts 50 feet on the easterly side of Inga Street and runs back between lines 237 feet on the north line and 240 feet on the south line, to the center line of a drain, measuring 50 feet thereon.

BEING the same property conveyed to Gerald H. Bush and wife, Mae M. Bush, Gerald Bush having since died, by deed from W. D. Osborne and wife, Hazel R. Osborne, of record in Book 4465, Page 180, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to an easement granted the State of Tennessee, by A. R. Decker and wife, of record in Book 1136, page 268, said Register's Office, for the purposes of maintaining and operating a sanitary sewer. The plat of said sewer line is of record in Book 1130, page 50, said Register's Office. By

instrument of record in Book 1333, page 401, the above easemenet was assigned by the State of Tennessee, to the City of Nashville, and subject to an easement for a drain along the rear of the premises.

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

unimproved ( )
This is improved (X) property, known as 2406 Inga Street
Nashville, TN 37206

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 James Donald Bush, his 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 13 day of May, 1996.

X Mae M. Bush
MAE M. BUSH

Ronald K. Nevin
RONALD K. NEVIN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for County and Sate, the within named, Mae M. Bush 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 at Nashville, Tennessee this 13th day of May, 1996.

Ann Poole Notary Public

My commission expires 11/28/98

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 10048 PG 596

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 30th day of April, 1996.

Wendy D. Wells
Notary Public

My commission expires 3/27/99

0181245

IDENTIF. ↑ REFERENCE

96 MAY 13 PM 3:09

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

12.00 HSA STO TOTC 27/50 0457