0189318

BOOK 10075 PG 731 IDENTIF. ↑ REFERENCE

PICK-UP

Prepared by:
Monica D. Edwards, Esq.
112 Stahlman Building
Nashville, Tennessee 37201

96 JUN -5 PM 12:53

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

ADDRESS OF NEW OWNER:
Nancy A. Kelly, et al.
1826 10th Avenue, North
Nashville, TN 37208

SEND TAX BILLS TO:
SAME

MAP: 81-7
Parcel 543 &544
02W 13390/85

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION (and no monetary consideration), for the express purpose of making a re-conveyance to create a life estate in Nancy A. Kelly, with remainder interest in her brother, John Morris Anderson, I, **NANCY A. KELLY,** a single individual, by these presents do hereby quitclaim and convey unto GEORGE H. THOMPSON, III, TRUSTEE, his successors and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to wit:

PARCEL NO. 1:

LAND in Davidson County, Tennessee, being Lot No. 13 on the Plan of Stier's Addition, as of record in Book 332, Page 82, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 62 feet on the easterly side of 10th Avenue, N. and runs back between parallel lines, 174 feet to an alley.

PARCEL NO. 2:

LAND in Davidson County, Tennessee, being Lot No. 14 on the Map of C.M. Siter's Addition to Nashville, as of record in Book 332, Page 82, of the Register's Office for Davidson County, Tennessee.

SAID Lot No. 14 fronts 46 feet on the easterly side of 10th Avenue North and runs back between parallel lines 174 feet to an alley.

BOTH parcels being the same property conveyed to Nancy A. A. Kelly by deed from Paul A. Keesee of record in Book 9468, Page 839, Register's Office for Davidson County, Tennessee.

This is improved property known as 1826-1828 10th Avenue, North, Nashville, Tennessee 37208.

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

AND now, I, the said GEORGE H. THOMPSON, III, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto

NANCY A. KELLY, a life estate, with remainder interest to **JOHN MORRIS ANDERSON,** upon the death of Nancy A. Kelly, 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 1st day of June, 1996.

Nancy A. Kelly
NANCY A. KELLY

George H. Thompson
GEORGE H. THOMPSON, III, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 1st day of June, 1996, before me personally appeared **NANCY A. KELLY,** 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.

Monica D. Edwards
NOTARY PUBLIC My Commission Expires: 11/22/97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 1st day of June, 1996, before me personally appeared **GEORGE H. THOMPSON, III, TRUSTEE,** 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.

Monica D. Edwards
NOTARY PUBLIC My Commission Expires: 11/22/97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($0.00) DOLLARS.**

Nancy A. Kelly
AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 1st day of June, 1996.

Monica D. Edwards
NOTARY PUBLIC My Commission Expires: 11/22/97

7789 06/05 0701 CASH 8.00