BK 10087 PG 209

This Instrument was Prepared by:
PHILLIP E. KIRK, Attorney at Law
4800 Charlotte Avenue
Nashville, Tennessee 37209

Send Tax Bills to New Owner:
Dolores Evonne Taylor
113 West Meadow Lane
Conyers, GA 30207

MAP 103-4 PARCEL 7

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF ONE AND NO/100 DOLLARS ($1.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

I/We James Cleveland Eddins and Celia Mai Carr,

do hereby quitclaim and convey unto Dolores Evonne Taylor

, her successors and assigns,

all of our right, title and interest in and to the following real property in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 409 on Block No. 21, in Charlotte Park Company's First Addition, which is of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 409 fronts 50 feet on the north side of Fifth (now Idaho) Avenue, and extends back between parallel lines, 150 feet to an alley on which it measures 50 feet.

Being the same property conveyed to Lizzie Mai Eddins by deed from Clyde W. Winkler and Lizzie Mai Eddins, Co-Executors of the Estate of Ida Ophelia Winkler, of record in Book 3819, page 354, Register's Office for Davidson County, Tennessee. The said Lizzie Mai Eddins having since died, testate and the Last Will and Testament of Lizzie Mai Eddins being of record in Will Book 201, page 627, Davidson County Probate Court Clerk's office. Said Will devised all real property to John L. Eddins, the surviving spouse of Lizzie Mai Eddins. The said John L. Eddins having since died, testate and the Last Will and Testament of John L. Eddins being of record in Will Book, 202, page 273, Davidson County Probate Court Clerk's office. Said Will devised all real property to Lizzie Eddins who predeceased the Testator, with no contingent devisee, and the Grantors and Grantee herein being the only heirs-at-law and next-of-kin of John L. Eddins, and now having the full fee simple title to the property.

0101 03CHECK 8.00

0192811

IDENTIF. & REFERENCE

96 JUN 14 PM 2:37

FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

The above description is the same as in the previous deed of record.

This conveyance is made subject to all easements, restrictions, encumbrances of record and unpaid property taxes.

This is improved property known as **4508 Idaho Avenue, Nashville, TN 37209.**

IN WITNESS WHEREOF, the parties have executed this instrument this 14th day of June, 1996.

James Cleveland Eddins
JAMES CLEVELAND EDDINS

Celia Mai Carr
CELIA MAI CARR

STATE OF TENNESSEE

BOOK 10087 PG 210

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is

$ 0.00 .

Dolores Evonne Taylor
Affiant

SWORN to and Subscribed before me this
14th day of June, 1996.

Notary Rublic

My Commission Expires: 11-28-98

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Cleveland Eddins and Celia Mai Carr, 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, at Office, this 14th day of June, 1996.

Notary Public

My Commission Expires: 11-28-98

This document was drafted based upon information provided by the Grantor. No party to this transaction requested the draftsman to perform a title search on the premises conveyed, and the draftsman is not responsible for the description furnished.