BOOK 10165 PG 320

From: EVA S. SEXTON, to GEORGE WHEELER, TRUSTEE, and from GEORGE WHEELER, TRUSTEE, to RONNIE SEXTON and DONNIE SEXTON

QUITCLAIM DEED

Address New Owners	Send Tax Bills To	Map Parcel Number
Ronnie Sexton 506 Norton Ave Nashville, TN 37207	Same	Map 71-8 Parcel 184

THIS INSTRUMENT PREPARED BY: CLARENCE M. BEATY, JR., Atty.

3720 N. Natchez Ct., Nashville, Tennessee 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is None , Affiant: Eva S Sexton
Sworn to and subscribed before me, this the 20th day of August, 1996.
Commission Expires: 8/18/99 Notary Public C Clarence M Beaty

FOR AND IN CONSIDERATION of love and affection and no other monetary consideration and for the express purpose of making a re-conveyance to create a fee simple estate in my sons, Ronnie Sexton and Donnie Sexton

I, Eva S. Sexton, by these presents do hereby quitclaim and convey unto George Wheeler, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 105 on the map of Section One, Joywood Heights, as of record in Book 1130, page 91,Registers Office for said County.

Said Lot No. 105 fronts 60 feet on the southerly side of Norton Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Earl 11A Sexton and wife, Eva S. Sexton by deed in Book 3158, page 315 Register's Office for Davidson Coounty, Tennessee. Earl A. Sexton died in Davidson County, Tennessee, on April 10th, 1987.

This is improved property, known as 506 Norton Ave. ,Nashville, Tennessee, 37207

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

And now, I, the said George Wheeler, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey to Donnie Sexton and Ronnie Seston their 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.

Witness our hands this 20th day of August, 1996.

Eva S. Sexton

George Wheeler Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Clarence M. Beaty, Jr., a Notary Public in and for said County and State, the within named Eva S. Sexton, the 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 at Nashville, Tennessee, this the 20th day of August, 1996.

Clarence M Beaty Jr.
NOTARY PUBLIC

My commission expires: 8/18/99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Clarence M. Beaty, Jr., a Notary Public in and for said County and State, the within named George Wheeler, Trustee, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 20 day of August, 1996.

Clarence M Beaty Jr.
NOTARY PUBLIC

My commission expires 8/18/99

Prepared By:
MR. CLARENCE BEATY
3720 N. NATCHEZ CT.
NASHVILLE, TN 37211

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 10165 PG 322

Eva S. Sexton, after being duly sworn makes oath that her husband, Earl A Sexton, died on the 10th day of April, 1987, in Davidson County, Tennessee and that he is the same Earl A Sexton who is named as owner with his then wife Eva S. Sexton in Deed Book 3158, page 315.

Further, affiant sayeth not.

Eva S Sexton

EVA S. SEXTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Clarence M. Beaty, Jr., a Notary Public in and for said County and State, the within named Eva S. Sexton, the 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 at Nashville, Tennessee this the 20 day of August, 1996.

Clarence M Beaty Jr

NOTARY PUBLIC

My commission expires 8/18/99
Prepared by Clarence M. Beaty, Jr. Attorney, Nashville, Tennessee

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IDENTIF. & REFERENCE

96 AUG 23 AM 9:26
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0037 08/23 0101 01CASH 12.00