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

BOOK 10163 PG 421

ADDRESS OF NEW OWNER:
Andre Gregory Swett
45 Perkins Street
Nashville, TN 37210

SEND TAX BILLS TO:
SAME

MAP: 105-04
Parcels 72
& 71

QUITCLAIM DEED

FOR LOVE AND AFFECTION AND NO MONETARY CONSIDERATION, I, **JACQUELINE NADINE C. SWETT** (GRANTOR) by these presents do hereby quitclaim and convey unto my son, **ANDRE GREGORY SWETT,** (GRANTEE) all myr rights, title and interest in the following described real estate situated in Davidson County, Tennessee particularly described as follows, to-wit:

45 Perkins Street

BEING *Lot No. 455, on the Map of Maury & Clibornes's Addition, as of record in Book 21, Pages 84 and 85, Register's Office for said County.*

SAID *Lot No. 455 fronts 40 feet on the south side of Perkins Street and runs back between parallel lines 147 feet more or less to the north margin of Hubbard Alley.*

43 Perkins Street

LAND *in Davidson County, Tennessee, being the front or northerly part of lot No. 454 on the plan of Maury and Claiborne's Addition to Nashville, as of record in Book 21, Page 84 and 85, Register's Office for said County.*

SAID *part of lot No. 454 fronts 40 feet on the southerly side of Perkins Street and runs back between parallel lines 70 feet, more or less, to the north line of a part of said lot conveyed by George C. Waters to W.T. Waters, by deed of record in Book 226, Page 469, said Register's Office.*

BOTH *parcels being the same property vesting in JACQUELINE NADINE C. SWETT as the sole heir-at-law of Nellie Margaret S. Chadwell as evidenced by Affidavit of Heirship of record in Book 10168, Page 419, Register's Office for Davidson County, Tennessee.*

This is improved property known as 45 Perkins Street and unimproved property known as 43 Perkins Street, Nashville, Tennessee 37210.

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

IN WITNESS WHEREOF, I have hereunto set my signature, on this ____ day of August, 1996.

Jacqueline Nadine C. Swett
JACQUELINE NADINE C. SWETT

BOOK 10168 PG 422

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 26th day of August, 1996, before me personally appeared **JACQUELINE NADINE C. SWETT,** 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 My Commission Expires: 11/22/97
NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-)DOLLARS.**

Jacqueline Nadine C. Swett
AFFIANT

SUBSCRIBED and ***SWORN*** to before me this 26th day of August, 1996.

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

02184844
IDENTIF. # REFERENCE

96 AUG 27 AM 9:55
FELIX Z. ROSS REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1236 08/27 0101 0101