Map 71-2 Par 55
Parcel Identification No. 13DA-19875
Mail after recording to Roy A. Disspayne. c/o Ramona R. Finn
3999 Swindell Hollow Rd. Lebanon, TN 37087-7119
This instrument was prepared by Roy A. Disspayne

BOOK 10206 PG 831

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

THIS QUITCLAIM DEED made this 27 day August, 1996, by and between

**GRANTOR**

ROY A. DISSPAYNE and wife, VELMA DISSPAYNE
3999 Swindell Hollow Rd.
Lebanon, TN 37087-7119

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 0
Ramona R. Finn
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 30 DAY OF September 1996
Deputy Register

**GRANTEE**

**A one-half undivided interest**
VELMA DISSPAYNE

and

**A one-half undivided interest as tenant in common**
ROY A. DISSPAYNE and RALPH W. FITZGERALD,
CO-TRS OR SUCCESSOR TR.,
FBO: DISSPAYNE LIVING TRUST,
UTD: 13 day June, 1996
3999 Swindell Hollow Rd., Lebanon, TN 37087-7119

The undersigned declare that the documentary transfer tax is -0-. Exempt: not a sale, transfer to trustees.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated Davidson County, State of Tennessee and more particularly described as follows:

Land in the 12th, formerly 21st District of Davidson County, Tennessee, described partly according to a survey made by Z. J. Wilkinson, Surveyor, May 12, 1949, as follows:

Beginning on the southerly margin of Avondale Circle, formerly Stratford Avenue, at a point 83 feet West of the northwest corner of the property conveyed to Frank Z. Cripps and wife, by deed from Sperry McKell Wright, as of record in Book 2272, Page 327, Register's Office; thence southwardly parallel to said Cripps' western boundary line 100 feet; thence westwardly 60 feet; thence northwardly 100 feet to

boundary line 100 feet; thence westwardly 60 feet; thence northwardly 100 feet to the southerly margin of said Circle, thence with the same, North 77 degrees East 60 feet to the beginning.

Being the same property conveyed to David Perry Webb and wife, Dorothy Snyder Webb, by deed from T. W. Street and wife, Beulah Mai Street, of record in Book 2443, Page 26, Register's Office for Davidson County, Tennessee.

→ AND BEING THESAME PROPERTY CONVEYED TO ROY A. DISSPAYNE ET UX BY DEED OF RECORD IN Book 4990, PAGE 876, REGISTER'S OFFICE DAVIDSON COUNTY.

It is agreed and understood that the above named Grantee assumes and agrees to pay the remaining unpaid balance of a deed of trust of record in Book 4127, Page 867, Register's Office for Davidson County, Tennessee.

This instrument is made subject to all applicable local government planning and zoning regulations.

This improved property, known as 1225 Avondale Circle, Nashville, Tennessee BOOK 10205 PG 832

The property hereinabove described was acquired by Grantor by instrument recorded in BOO 4990, PAGE 876, Davidson County Register of Deeds.

~~TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurten thereto belonging to the Grantee in fee simple.~~

THE TRUSTEE OR CO-TRUSTEES AND ANY SUCCESSOR TRUSTEE(S) SHALL HA FULL RIGHT TO SELL OR ENCUMBER THE PROPERTY DESCRIBED HEREIN.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described. Title to the property hereinabove described is subject to the following exceptions: All such and enforceable easements, conditions, restrictions and covenants of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, ha caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to hereunto affixed by authority of its board of Directors, the day and year first above written.

Roy A. Disspayne (seal)
ROY A. DISSPAYNE

STATE OF TENNESSEE
COUNTY OF Rutherford

I, the undersigned a Notary Public of the County and State aforesaid, certify that ROY A. DISSPAYNE, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness by hand and official stamp or seal, this 27 day of August, 1996.

[seal]
Sheila D. Hopkins
Notary Public

My commission expires June 15, 1998

4136 09/30/96 0101 03CHECK 8

96 SEP 30 AM 10:02
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0230582
IDENTIF. & REFERENCE