Mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH, STE. 1
MADISON, TN 37115

BOOK 10270 PG 78

ADDRESS NEW OWNER:

JAMES G. IRVING AND WIFE, VICTORIA L. BENNETT-IRVING
5380 Stacy Springs Rd
Springfield Tn 37172

SEND TAX BILLS TO:

Same

MAP\PARCEL NO.

MAP 53-13, PARCELS 3, 6 & 7

FROM: JAMES G. IRVING

TO: DENISE C. ALLIS, TRUSTEE

FROM: DENISE C. ALLIS, TRUSTEE

TO: JAMES G. IRVING AND WIFE, VICTORIA L. BENNETT-IRVING

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, THIS 18 DAY OF NOVEMBER, 1996.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 18 DAY OF NOVEMBER, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/28/2002

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION (AND NO MONETARY CONSIDERATION) and for the express purpose of making a re-conveyance to create a tenancy by the entirety in JAMES G. IRVING AND WIFE, VICTORIA L. BENNETT-IRVING, I, JAMES G. IRVING, by these presents do hereby quitclaim and convey unto DENISE C. ALLIS, TRUSTEE, her successors and assigns, all of my right, title and interest in and to the following described tracts or parcels of land, to-wit:

TRACT NO. 1: Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Nawakwa Hills Annex, Section No. 2, a subdivision of part of the L.H. Gee Estate, not of record, described according to a survey made by Harvey Gee, Surveyor, April 3, 1948, as follows:

Beginning on the northerly margin of Choctaw Trail, at the corner of Lots Nos. 27 and 28; thence with the line between said two lots, northwardly 165.3 feet to the southerly line of the Ritchie property, being 883.4 feet east of the easterly margin of Neely's Bend Road; thence north 69 deg. 53.5' east 150.2 feet to the corner of Lots Nos. 28 and 29; thence with the line between said two lots, southwardly 157.7 feet to the northerly margin of Choctaw Trail; thence with same, westwardly 150 feet to the beginning.

TRACT NO. 2: LOCATED and being in the Eleventh (11th) Civil District of said County, and being more particularly described as follows, to-wit:

Being Lots or Tracts Nos. 26 and 27 on the Plan of Nawakwa Hills Annex Section No. 2, a subdivision of part of the L.J. Gee Estate, not of record, described together according to a survey made by Harvey Gee, Surveyor, April 3, 1968, as foliows:

BEGINNING on the northerly margin of Choctaw Trail, at the corner of Lots or Tracts Nos. 25 and 26; thence with the line between said two lots or tracts, northwardly 180.4 feet to the southerly line of the Ritchie property, being 583 feet east of the easterly margin of Neely's Bend Road; thence north 69 deg. 53.5' east 300.4 feet to the corner of Lots or Tracts Nos. 27 and 28; thence with the line between said two lots or tracts southwardly 165.3 feet to the northerly margin of Choctaw Trail; thence with same, westwardly 300 feet to the beginning.

TRACT NO. 3: BEING Lot No. 29 on a preliminary plat of Nawakwa Hills Annex, Section 2, subdivision of part of the L.J. Gee Estate in the 11th Civil District of said County, according to a survey and plat made by Harvey Gee, a surveyor of Nashville, Tennessee, April 3, 1948, and filed with the Davidson County Planning Commission January 15th, 1949, and designated by said Planning Commission as Subdivision No. 49-4, to which plat reference is here made, and further designated as Parcel No. 6 on Davidson County, Tennessee Property map 53-13.

Said Lot No. 29 fronts 150 feet on the Northerly margin of Choctaw Trail and runs back between lines, 150.2 feet on the East line and 157.7 feet on the West line to a dead line in the rear on which it measures 150.2 feet.

TRACT NO. 4: BEING Lot No. 3 on the Plan of Nawakwa Hills Annex Section Nos. 2, a subdivision of part of the L.J. Gee Estate, not of record, described together according to a survey made by Harvey Gee, April 3, 1948, as follows:

Beginning on the northerly margin of Choctaw Trail at the corner of Lots Nos. 29 and 30; thence with the line between the said two lots northwardly 150.2 feet to the southerly line of the Ritchie property, being 1183.8 feet east of the easterly margin of Neely's Bend Road; thence northerly 69 deg. 53.5' East 198.2 feet to the westerly margin of a proposed street; thence with the same southwardly 115.feet to the beginning of a curve; thence around said curve with a radius of 25 feet soutwestwardly 39.84 feet to the northerly margin of Choctaw Trail; thence with the same westwardly 173.34 feet to the beginning.

BEING the same property conveyed to JAMES G. IRVING, by Executor's Quitclaim Deed from Thomas M. Black, Executor under the Will of Beverly Hopkins Bellar, Deceased, and recorded immediately prior hereto in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1325 Neely's Bend Rd Madison Tn 37115

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

And now I, the said Denise C. Allis, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto JAMES G. IRVING AND WIFE, VICTORIA L. BENNETT-IRVING, 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 my hand at Madison, Tennessee, this 18 day of November, 1996.

JAMES G. IRVING

DENISE C. ALLIS, TRUSTEE

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STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Before me, THE UNDERSIGNED, a Notary Public in and for said County and State, personally appeared JAMES G. IRVING, the within named bargainor, with whom I am personally acquainted (or who proved upon satisfactory evidence), and who acknowledged that he executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal, at office, in MADISON, TENNESSEE, this 18 day of November, 1996.

Notary Public

My commission expires: 5/28/2000

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENISE C. ALLIS, TRUSTEE, the within named bargainor, with whom I am personally acquainted (or who proved to me upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, TENNESSEE, on this the 18th day of November, 1996.

Notary Public

My commission expires: 9-18-99

ELLA RUBY WOODALL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

0249920
IDENTIF. ↑ REFERENCE

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REGISTER
DAVIDSON COUNTY, TN.

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