BOOK 10283 PG 355

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

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**ADDRESS OF NEW OWNER:**
Earl Tyler, Don Tyler,
Rufus Watkins, III and
Nathaniel Watkins
1473 County Hospital Road
Nashville, TN 37218

**SEND TAX BILLS TO:**
Earl Tyler
301 Grace Street
Nashville, TN 37207

**MAP:** 80-70
Parcels 35
13DA 10520

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**QUITCLAIM DEED**

***FOR LOVE AND AFFECTION AND NO MONETARY CONSIDERATION,*** and for the express purpose of making a re-conveyance to create an estate in joint tenancy between Rufus Watkins, III, Nathaniel Watkins, Earl Tyler and Don Tyler, all single individuals, we, **RUFUS WATKINS, III** and **NATHANIEL WATKINS,** by these presents do hereby quitclaim and convey unto MONICA EDWARDS, TRUSTEE, her successors and assigns, all of our rights, title and interest in the following described tract or parcel of land in Davidson County, Tennessee, to wit:

*__LAND__ in Davidson COunty, Tennessee, being Lot No. 489 on the Plan of Section Five, Bordeaux Hills, of record in Book 3500, Page 114, Register's Office for said County.*

*__BEGINNING__ at a point in the northwesterly margin of County Hospital Road at the corner of Lot Nos. 488 and 489; thence with the margin of said Road, southwesterly 40 feet to a concrete monument at the corner of the property of Davidson, County; thence along the line of said property, northwesterly 269.5 feet to an iron pin; thence northeasterly 162 feet to a concrete monument; thence easterly 45 feet to the corner of Lot No. 488; thence with the line between Lots 488 and 489; southeasterly 278 feet to the point of beginning.*

*__BEING__ the same property vesting in Rufus Watkins, III and Nathaniel Watkins as the heirs-at-law of Rufus C. Watkins by Affidavit of Heirship of record in Book 10283, Page 353, Register's Office for Davidson County, Tennessee.*

**This is improved property known as 1473 County Hospital Road, Nashville, Tennessee 37218.**

**AND** now, I, the said MONICA D. EDWARDS, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **RUFUS WATKINS, III, NATHANIEL WATKINS, EARL TYLER** and **DON TYLER,** 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.

**IN WITNESS WHEREOF,** we have hereunto set our hands, on this the 3rd day of December, 1996.

Rufus Watkins III
RUFUS WATKINS, III

Nathaniel U Watkins
NATHANIEL WATKINS

Monica D Edwards
MONICA D. EDWARDS, Trustee

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

On this the 3rd day of December, 1996, before me personally appeared **RUFUS WATKINS, III** and **NATHANIEL WATKINS,** bargainors, 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.

Jennifer B. Lovell My Commission Expires: 11/27/99
NOTARY PUBLIC

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

On this the 3rd day of December, 1996, before me personally appeared **MONICA D. EDWARDS, TRUSTEE,** 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.

Jennifer B. Lovell My Commission Expires: 11/27/99
NOTARY PUBLIC

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

I or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($0.00) DOLLARS.**

PICK-UP

Rufus Watkins III
AFFIANT

**SUBSCRIBED** and **SWORN** to before me on this the 3rd day of December, 1996.

Jennifer B. Lovell My Commission Expires: 11/27/99
NOTARY PUBLIC

96 DEC -6 PM 1:09
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0253482