0259614

IDENTIF. # REFERENCE

PICK-UP

This instrument prepared by:
Chan McCullough
700 Craighead St., Suite 103
Nashville, TN 37204

96 DEC 30 AM 9:27

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

BOOK 10303 PG 401

Address New Owners:
HomeTrust Partners, LLC.
700 Craighead St.
Nashville, TN 37204

Send Tax Bills:
SAME

Map Parcel No:
multiple

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Araminta Williams

by these presents do do hereby quitclaim and convey unto

HomeTrust Partners, LLC.

their sucessors and assigns, all my right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows:, To-Wit:

Nine (9) parcels as described in ATTACHED "EXHIBIT A"

Talton T. Williams joins Araminta Williams in this conveyance to transfer any marital interest he may have in these properties.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

WITNESS our hands this 23rd day of December, 1996

Talton Tadlliams Araminta Williams

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Talton T. Williams and Araminta Williams, the 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of December 1996.

My Commission Expires MAY 24, 1997

Commission expires _____ Notary Public Patricia Stamps Caudell

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $0.

Araminta Williams

AFFIANT

Subscribed and sworn to me this 23rd day of December, 1996.

Commission expires _____ Notary Public Patricia Stamps Caudell

EXHIBIT A

BOOK 10303 PG 403

Tract I: **2022 Clarksville Hwy, Nashville, TN 37208** **81-7-29**

Land in Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 on the Plan of W. B. Street's Subdivision of the Nichol Property as of record in Book 161, page 97, R.O.D.C., described together according to a survey made by Watkins and Murray, Surveyors, March 12, 1947, as

Beginning at an iron pin, the northeast corner of U. S. Highway No. 41 or State Highway No. 12 and Bond Street; thence with the northeasterly margin of said Highway, south 56° 50' east 185.4 feet to an iron pin on the westerly margin of an alley; thence with said alley, northwardly 104 feet to an iron pin on the southerly margin of McDaniel Street, thence with said street north 87° 55' west 150 feet to an iron pin on the easterly margin of Bond Street; thence with said street, south 3° east 7 feet to the beginning

Being the same property originally conveyed in its entirety to Araminta Williams from Joanna Rena Holt by deed of record in Book 8896, page 724, R.O.D.C., Tennessee. Araminta Williams subsequently conveyed a 1/2 interest to Johnny Burroughs and wife, Linda Burroughs by deed of record in Book 8922, page 380, R.O.D.C., and that 1/2 interest was reconveyed from Johnny Burroughs and wife, Linda Burroughs to Araminta Williams by deed of record in Book 9690, page 960, R.O.D.C, Tennessee.

Tract II: **3800 Clarksville Pike, Nashville, TN 37218** **69-12-82**

Land in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, described according to the survey made April 13, 1965 by C.J. Carney, Surveyor, as follows:

Beginning on the easterly margin of Clarksville Highway at the southwesterly corner of the land conveyed to Howard B. Moore and wife, Margie M. Moore, by deed from Charles Kenneth Carney, unmarried,, of record in Book 3507, page 513, Register's Office for Davidson County, Tennessee, and running thence along the northerly line of Dr. Claughton's property, North 70 degrees East, 247 feet to a point; thence North 30 degrees West 195 feet to a point; thence South 86 degrees 45 minutes West 60 feet to a point; thence South 12 degrees East 195 feet to a point; thence South 74 degrees West 138 feet to the easterly margin of Clarksville Highway; thence with the same, South 26 degrees East 25 feet to the beginning, containing 0.4 acre, more or less.

Being the same property conveyed from Johnny Burroughs and wife, Linda Burroughs, in one-half interest and from ABC Realty, Inc. in one-half interest, to Araminta Williams by deed of record in Book 9460 Page 936, Register's Office Davidson County, Tennessee.

Tract III: **3215 Lincoln Ave, Nashville, TN 37218** **70-9-37**

Being part of Lot No. 8 on the map of H. E. Simkin's Division of the L. G. Curtis Lands in she 13th Civil District of said County as of record in Book 547, page 39, Resister's Office for said County and said part of Lot No. 8 fronts 52.6 feet on the southerly side of Lincoln Avenue and runs back 265 feet on the easterly line and 277 feet more or less on the westerly line to a dead line measuring 52.6 feet.

Being part of the same property conveyed from Johnny Burroughs to Araminta Williams by deed of record in Books 5954, page 658, Register's Office for Davidson County, Tennessee.

Tract IV: **1701 Tenth Ave North, Nashville, TN 37208** **81-12-15**

Land in Davidson County, Tennessee, being Lot No. 283, in D. T. Book McGavock's and others subdivision as of record in Book 21, page 23, Register's Office for Davidson County, TN to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Araminta Williams from ABC Realty, Inc. by deed of record in Book 9785, page 855 said Register's Office.

It is understood and agreed that part of the consideration for this transaction is the agreement of the Grantees to assume the obligations of the deed of trust to Gerald F. Nicely, Trustee for the benefit of MDHA of record in Book 9027, page 481, R.O.D.C., Tennessee in the original amount of $17,000

Tract V: **49-55 Perkins St, Nashville, TN 37210** **105-4-73**

Lots Nos. 456 and 457 on the Map of Maury and Claiborne's Addition, as of record in Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee

Said Lots Nos. 456 and 457, adjoin and front together 80 feet on the south side Perkins Street and run back between parallel lines 147 feet more or less, to the northerly margin of Hubbard Alley.

Being the same property conveyed from Sam Hambrick and wife, Linda Hambrick to Araminta Williams, by deed of record in Book 5878, page 596, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for this transaction is the agreement of the Grantees to assume the obligations of the deed of trust to Gerald F. Nicely, Trustee for the benefit MDHA of record in Book 9841, page 724, R.O.D.C., Tennessee in the original amount of $29,000.

Tract VI: 2408 Oakwood Ave, Nashville, TN 37207 71-4-222

Being Lot No. 5 on the Plan of Shepardwood Subdivision, Section 1, of record in Book 4175, pages 82 and 83, Register's Office Davidson County, Tennessee.

Said Lot No. 5 fronts 61.31 feet on the westerly side of Oakwood Ave. and extends back 131.40 feet on the northerly line and 130.95 on the southerly line to a dead line in the rear which measures 31.31 feet.

Being the same property conveyed to Araminta Williams from Mattie Hall, Trustee by deed of record in Book 8884, page 504 Register's Office Davidson County, Tennessee.

Tract VII: 1403 Arthur Ave, Nashville, TN 37208 81-16-165

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of McGavock, Wetmore and others First Addition to Nashville, called "Town of McGavock", as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 112 fronts 50 feet on the westerly side of Arthur Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Araminta M. Williams by deed from Charles E. Binkley and wife, Dorothy Binkley of record in Book 6446, Page 298, and by deed from Johnny Burroughs and wife, Linda Burroughs, of record in Book 8658 page 19, said Register's Office.

It is understood and agreed that part of the consideration for this transaction is the agreement of the Grantees to assume the obligations of the deed of trust to Gerald F. Nicely, Trustee for the benefit MDHA of record in Book 8733, page 7, R.O.D.C., Tennessee in the original amount of $8500.

Tract VIII: 4545 Andrew Jackson Pkwy, Nashville, TN 37076 75-4-29

Being Lot No. 115 on the Plan of Tulip Grove Subdivision, Section 3, of Record in Book 3700, page 146 R.O.D.C., TN described as follows.

Said Lot No. 115 fronts 100 feet on the easterly side of Andrew Jackson Parkway, runs back 156.85 feet on the northerly line, and 154.43 feet on the southerly line to a dead line in the rear measuring 108.36 feet.

Being the same property conveyed to Araminta McCullough, now Araminta Williams from Hugh C. Howser, Trustee by deed of record in Book 5760, Page 889 said Register's Office.

It is understood and agreed that part of the consideration for this transaction is the agreement of the Grantees to assume the obligations of the deed of trust to James A Green, Trustee of record in Book 4284, page 386, R.O.D.C., Tennessee in the original amount of $22,000.

Tract IX: 1100 Montrose Ave, Nashville, TN 37204 118-1-119

Land in Davidson County, Tennessee, being Lot No. 115, on the Plan of Montrose Place, of record in Book 57, Page 93, Register's Office for said County.

Said Lot No. 115 fronts 50 feet on the northerly side of Montrose Ave., formerly Bethel Street, and runs back between parallel lines, along the westerly margin of 11th Ave. South, formerly Preston Street, 160 feet to an alley.

Being the same property conveyed to Araminta Williams from Hugh C. Howser, Jr., Executor, by deed of record in Book 5977, page 82, R.O.D.C., Tennessee.

MAIL TAX BILL TO: CHECK