BOOK 10304 PG 383

This Instrument Was Prepared By:
BAKER, CAMPBELL & PARSONS
Attorneys At Law
303 Church Street, Suite 300
Nashville, Tennessee 37201-1786

T.C.A. § 67-4-409(a)(3)(A) Exempts This Instrument From Tax As It Is A Re-Conveyance To Terminate A Tenancy By The Entirety. Further, T.C.A. § 67-4-409(a)(5) Provides That A Valuation Oath Is Unnecessary.

Address New Owner As And Send Tax Bills To The Following:
C. Turney Stevens, Sr.
1202 Graybar Lane
Nashville, Tennessee 37215

Map 102-08, Parcel 78

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection, and for no monetary consideration, and for the express purpose of making a re-conveyance to terminate a tenancy by the entirety, we, **C. T. Stevens** and wife, **Jeanne M. Stevens,** by these presents do quitclaim and convey unto **David Bate Parsons, trustee**, his successors and assigns, all their interest in and to the following described tract or parcel of land situated in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Horton Heights, Section II, as of record in Book 1835, Page 128, Register's Office for Davidson County, Tennessee, and described as follows:
>
> Beginning on the southeasterly margin of the Charlotte Pike at the corner of Lots Nos. 78 and 79; thence with said pike northeastwardly 70 feet to the beginning of a curve; thence around said curve with a radius of 20 feet northeastwardly 31.4 feet to the southwesterly margin of an alley; thence with said alley southeastwardly 218.3 feet; thence south 40 degrees 25' west 90 feet to the corner of Lots Nos. 78 and 79; thence with the line between said two lots northwestwardly 240 feet to the point of beginning.
>
> This conveyance is made subject to restrictive covenants of record in Book 2087, Page 566; and amended in Book 2093, Page 49, Register's Office for Davidson County, Tennessee; setback line as

shown on Plan of record in Book 1835, Page 128, said Register's Office; and to easement of 10 feet across front of property for a water line, of record in Book 2100, Page 573, said Register's Office.

Being the same property conveyed to C. T. Stevens and wife, Jeanne M. Stevens, by deed from Melvin G. Majors and wife, Anna A. Majors, of record in Book 3341, Page 15, Register's Office for Davidson County, Tennessee.

This property is generally known as 6609 Charlotte Pike, Nashville, Tennessee.

AND NOW, I, the said **David Bate Parsons**, trustee, for the express purpose of carrying out the intent of this conveyance, as set forth hereinabove, do quitclaim and convey unto **C. Turney Stevens, Sr.,** his heirs and assigns, the same real property described hereinabove (to which reference is hereby made). C. T. Stevens and C. Turney Stevens, Sr., are one and the same person.

The real property described hereinabove is, in all events, conveyed subject to such limitations, restrictions, covenants, conditions, easements, liens, charges and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed on this the 30th day of December, 1996.

C. T. Stevens

Jeanne M. Stevens

David Bate Parsons, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, **Deborah C. McFall**, a Notary Public in and for said State and County, the within named **C. T. Stevens**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of December, 1996.

Deborah C. McFall
Notary Public At Large

My Commission Expires: February 24, 2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, **Deborah C. McFall**, a Notary Public in and for said State and County, the within named **Jeanne M. Stevens**, the 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.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of December, 1996.

Deborah C. McFall
Notary Public At Large

My Commission Expires: February 24, 2000

BOOK 10304 PG 386

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, **Deborah C. McFall**, a Notary Public in and for said State and County, the within named **David Bate Parsons, trustee**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of December, 1996.

Deborah C McFall
Notary Public At Large

DEBORAH C. McFALL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires: February 24, 2000

025991 I
IDENTIF. ↑ REFERENCE

96 DEC 30 PM 2:07
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

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