BOOK 10305 PG 732

~~BOX #19B~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E .

James C. Humphrey
~~Affiant~~

Subscribed and sworn to before me this the 30 day of ~~September~~ DECEMBER, 1996.

My Commission Expires: 11/27/97

Notary Public

THIS INSTRUMENT PREPARED BY: PETER WEISS, ATTORNEY AT LAW 761 Old Hickory Blvd, Suite 102, Brentwood, Tennessee 37027	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
James C. Humphrey	"NEW OWNER"
(Name)	(Name)
311 Taylor Street	
(Street Address)	(Street Address)
Nashville, TN 37208	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

Mail

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **J. C. HUMPHREY, unmarried**, hereinafter called the **"Grantor"**, do hereby quitclaim all of my right, title and interest to **JAMES C. HUMPHREY**, hereinafter called the **"Grantee"**, his heirs and/or assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT NO. 1:

LAND in Davidson County, Tennessee, being a part of Lot No. 1 on the Plan of Pleas A. Smith's Subdivision of Lots Nos. 24 to 27 in D. T. McGavock's First Addition to Nashville, as of record in Book 57, Page 38, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 1 fronts 61 feet on the northerly side of Taylor Street and runs back 46 feet, the easterly line being along the alley, and the westerly line parallel thereto.

BEING the same property conveyed to J. C. Humphrey, by Deed of record in Book 2156, Page 348, and by Deed from Bobbie Humphrey, of record in Book 3767, Page 469, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as 306 Taylor Street, Nashville, Tennessee 37208; MAP 082-09, PARCEL 110; FIELD BOOK NO. 01W00725.

TRACT NO. 2:

LAND in Davidson County, Tennessee, being the East 81 feet of the North 42 feet of Lot No. 28 on the Plan of D. T. McGavock's First Addition to Nashville, as of record in Book 10, Pages 607 and 609, both inclusive, Register's Office for Davidson County, Tennessee.

SAID part of said Lot fronts 81 feet on the South side of Taylor Street and runs back between parallel lines along the West margin of an alley, 42 feet to a dead line.

BEING the same property conveyed to J. C. Humphrey, by Quitclaim Deed from Herbert Humphrey and wife, Nell Humphrey, of record in Book 5220, Page 221, Register's Office for Davidson County, Tennessee.

This is improved property, known as 311 Taylor Street, Nashville, Tennessee 37208; MAP 082-09, PARCEL 185; FIELD BOOK NO. 01W00585.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; encumbrances as may affect the premises, if any; and property taxes.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF PETER WEISS, ATTORNEY AT LAW, BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

LEGAL DESCRIPTIONS CONTAINED HEREIN ARE THE SAME AS IN THE PREVIOUS DEEDS.

IN WITNESS WHEREOF, the Grantor have caused his name to be affixed hereto this the 30 day of ~~September~~ DECEMBER, 1996.

J. C. Humphrey
J. C. HUMPHREY

96 DEC 31 AM 10:59
FELIX A. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. A REFERENCE
0260240

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named J. C. HUMPHREY, 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 Brentwood, Tennessee, this 30 day of ~~September~~ DECEMBER, 1996.

My Commission Expires: 11/27/97

NOTARY PUBLIC AT LARGE STATE OF TENN.

Notary Public

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8.00