BOOK 10355 PG 487

QUITCLAIM DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,000 ~~00~~

Russell T. Wingo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF ~~January~~ Feb., 19 ~~83~~ 87.

B. Edwards
~~Notary Public~~

MY COMMISSION EXPIRES: Dep. Reg.
~~(AFFIX SEAL)~~

THIS INSTRUMENT WAS PREPARED BY
J. Mitchell Grissim, Jr., Attorney at Law, 323 Union Street, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell T. Wingo (NAME)	SAME (NAME)	Map 131-3
2909 Poston Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 60
Nash TN 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ~~Russell Wingo and~~ Nancy Wingo Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS QUITCLAIM DO/TRANSFER AND CONVEY UNTO RUSSELL T. WINGO

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO FOR A COMPLETE LEGAL DESCRIPTION.

Subject to a means of ingress and egress.

Subject to an easement for the right-of-way of a Street or Avenue shown on the Plan of Belmont Park Place, of record in Book 421, pages 118 and 119, said Register's Office, not opened.

A permanent easement has been granted to the owner and his successors in title to the herein described tract for the purpose of connecting to the Metro Public Sewer System as contained in the deed to R. B. Investments, of record in Book _____, page _____, said Register's Office.

Being the same property conveyed to Russell Wingo and wife, Nancy Wingo in Book 4674 page 204 R.O.D.C.

IDENTIF. & REFERENCE 0275016

87 FEB 21 AM 10:55
DAVIDSON COUNTY, TN

This is unimproved (X) unimproved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; ~~and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.~~ 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 18th day of January, 19 83

Nancy Wingo Baker

~~Russell Wingo~~

BOOK 10355 PG 488

STATE OF TENNESSEE
COUNTY OF DAVIDSON

8502 02/21 0101 01CASH .00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russell Wingo

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this day of January, 1983

Commission Expires _____, Notary Public.

STATE OF TENNESSEE
DAVIDSON County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nancy Wingo Baker, the within named ~~xxx~~ bargainor, with whom I am personally acquainted and who ~~upon {his oath / their several oaths}~~ acknowledged {~~himself~~ / ~~themselves~~} ~~to be the~~ _____ ~~and~~ _____ ~~respectively of the~~ _____ ~~the within named bargainor, a corporation, and that {the / they}~~ ~~as such~~ _____ and acknowledged that she, ~~being authorized so to do,~~ executed the foregoing instrument for the purpose therein contained ~~by signing the name of the corporation by the said~~ _____ ~~as such~~ _____ ~~and attesting the same by the said~~ _____ ~~as such~~ _____

WITNESS my hand and official seal at office at Nashville, Tennessee on this the 18 day of January, 1983

My commission expires February 26, 1984

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

EXHIBIT A

Being a part of Lot No. 67 on the Plan of George W. Blair's Revised Sub-division of Belmont Park Place, as of record in Book 421, pages 118-119, Register's Office for said County, described as follows:

Begining in the center of a street or avenue shown on said plan but not open, at the northwest corner of the Sanders property; thence with Sanders' northerly line south 87-1/2 degrees east 208 feet to the southwest corner of the property conveyed to Milford Harland Smith and wife, by deed from Armstrong Allen and wife, of record in Book 1290, page 432 said Register's Office; thence with S ith's westerly ' line northwardly 120.7 feet; thence north 87-1/2 degrees west 208 feet to the center of said street or avenue, southwardly 120.7 feet to the beginning.

Part of T.C.C. Plat

Being the same property conveyed to Franklin Cleaver and wife, Charlotte Cleaver by deed from Ruth Joan Welch, a widow of record in book_____, page_____, said Register's Office.

WARRANTY DEED

FROM

TO

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York