Prepared by Debra Samerjian

BOOK 10356 PG 695

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ _____
Debra Samerjian
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February 1997
Kim Tate
Deputy Register

8998 02/24 0101 01CASH 8.00

Jan Bills
Realty Mgmt. Inc.
2200 Century Pkwy
Ste 250
Atlanta, GA 30345

A298-10
R298-04

QUITCLAIM DEED

Map & Parcel
71-7-36

THIS QUITCLAIM DEED, Executed this 24 day of Feb. , 19 97 ,

by first party, James A. Bennett Jr.

whose post office address is 210 Queen St. Nashville, Tn. 37207

to second party, James A. Bennett Jr And Johnny N. Samerjian

New Owners

whose post office address is 1707 Hanover Rd. Nashville, Tenn. 37216

WITNESSETH, That the said first party, for good consideration and for the sum of ~~0~~ Dollars ($ ~~0~~) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson , State of Tennessee to wit:

See attached for discription. ANAH Bennett is deceased.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Anah L. Petty
Signature of Witness

ANAH L. Petty
Print name of Witness

Wilmon E. Tucker
Signature of Witness

Wilmon E. Tucker
Print name of Witness

James A. Bennett
Signature of First Party

JAMES A. Bennett
Print name of First Party

James A. Bennett
Signature of First Party

JAMES A. Bennett
Print name of First Party

State of TN)
County of Davidson
On Feb 24, 1997 before me, James A. Bennett ,
appeared
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Katherine Woodall Braun
Signature of Notary
Commission expiration
01-29-00

Affiant Y Known ___ Produced ID
Type of ID TDLC

(Seal)
(Revised 10/95)

RECEIVED
FEB 24 PM 3:35

0275489

IDENTITY REFERENCE

THIS DOCUMENT WHEN RECEIVED

MAIL ENV.

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ZZHQ

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BOOK 5191 PAGE 797

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 19 77

Notary Public

MY COMMISSION EXPIRES: 3/19/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES A. BENNETT, JR., et ux	REALTY MORTGAGE, INC.	71-7
(NAME)	(NAME)	
210 Queen Street	2200 Century Parkway - Suite 250	Pcl. 36
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37207	Atlanta, Georgia 30345	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, OTIS W. CHARLTON and wife, LOUISE R. CHARLTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. BENNETT, JR., and wife, ANAH BENNETT

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:

LAND in Davidson County, Tennessee, being the easterly 1/2 of Lot No. 108 on the map of Haynie's Oriental Subdivision, as of record in Book 161, pages 26 and 27, Register's Office for said County.

SAID part of Lot No. 108 fronts 50 feet on the southerly side of Queen Street and runs back between lines 140 feet to an alley.

BEING the same property conveyed to Otis W. Charlton and wife, Louise R. Charlton by deed from Dewey W. Pedigo, Trustee, of record in Book 5097, page 76, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 210 Queen Street, Nashville, Tennessee 37207
(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 hand s this 26th day of August, 19 77

Otis W. Charlton
OTIS W. CHARLTON

Louise R. Charlton
LOUISE R. CHARLTON

Louise R. Charlton