BOOK 10499 PG 837

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: Richard R. Hedgepath, Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
H. C. Duke	Same	Map 90-8
7435 Lakeview Dr.		Parcel 62
Nashville, TN 37209		

FOR AND CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, we, **Roxie Crowell** and husband, **John Crowell**, hereinafter referred to as Grantors, by these presents do hereby quitclaim and convey unto **H. C. Duke**, hereinafter referred to as Grantee, his successors and assigns, all our right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

BEING Lot 53 of the West Nashville Annex Subdivision as of record in Book 332, Page 24, Register's Office for said County.

SAID lot fronts 50 feet on the easterly side of Annex Avenue and runs back between parallel lines 167 feet, more or less, to a 15-foot alley in the rear.

BEING the same property conveyed to Roxie Crowell and husband, John Crowell, by deed from H. C. Duke of record in Book 9805, Page 394, Register's Office for Davidson County, Tennessee.

It is the express interest of Grantee herein, **H. C. Duke**, that title to the above described property that was conveyed under the Deed of Trust in Book 9805, Page 397, merge with this instrument and said Deed of Trust being hereby released.

John D. Crowell and Roxie B. Crowell are one and the same persons as John Crowell and Roxie Crowell.

The above description is the same as in the previous deed of record.

This is improved property known as **640 Annex Avenue, Nashville, Tennessee 37209**.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness our hands this 17th day of June, 1997, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Roxie Crowell
ROXIE CROWELL - Grantor

John Crowell
JOHN CROWELL - Grantor

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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 **Roxie Crowell** and husband, **John Crowell**, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of June, 1997.

Belinda C. Dixon
NOTARY PUBLIC

My commission expires: 11/22/97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or vale whichever is greater, for this transfer is **$ NONE.**

Affiant

Subscribed and sworn before me,
this the 18th day of June, 1997.

Belinda C. Dixon
NOTARY PUBLIC

My commission expires: 11/22/97

0318012
IDENTIFICATION REFERENCE

97 JUN 20 AM 10:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

5452 06/20 0101 03CHECK 8.00