20

NEW OWNER: Kathleen H. Poag, *et al.* *MAP:* 92-6

ADDRESS: 2917 Albion Street
Nashville, TN 37209 *PARCEL:* 20

SEND TAX BILLS TO: SAME

BOOK 10572 PG 227

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to KATHLEEN H. POAG and daughter, LOIS A. POAG-RAY, as joint tenants in common with right of survivorship, I, KATHLEEN H. POAG, by these presents do hereby quitclaim and convey unto JULIAN W. BLACKSHEAR, JR., TRUSTEE, his successors and assigns, the following described tracts or parcels of land, to wit:

TRACT I: Land in Davidson County, Tennessee, being the North 100 feet of the West 1/2 of Block 13, on the Map of Midway, of record in Book 421, page 11, Register's Office for said County.

Said part of said Block 13 front 100 feet on the easterly side of 30th Avenue North and runs back between parallel lines, along the south margin of Albion Street, 150 feet to an alley.

Being the same property conveyed to Thomas E. Poag and wife, Kathleen Poag by deed from Citizens Savings Bank & Trust Company, of record in Book 1874, page 330, Register's Office for Davidson County, Tennessee. The said Thomas E. Poag having since died, the property is vested solely in Kathleen Poag.

TRACT II: Being part of the west one-half of Block 13, Plan of Midway, of record in Book 42, page 11, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of 30th Avenue North, formerly Garrett Street, 1090 feet south fo the south margin of Eden Street; thence easterly parallel to the southerly margin of Eden Street, 150 feet to an alley; thence southerly along the west margin of said alley, 50 feet; thence westerly 150 feet to the easterly margin of 30th Avenue North; thence with the margin of said Avenue northerly, 50 feet to the beginning. Being the same property conveyed to Thomas E. Poag and wife, Kathleen Paoag, by deed from George Payne and wife, Rachel G. Payne, of record in Book 2038, page 485, Register's Office for Davidson County, Tennessee. The said Thomas E. Poag having since died, the property is vested solely in Kathleen Poag.

This is improved property known as 2917 Albion Street, Nashville, Tennessee 37209.

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

And now, I, the said JULIAN W. BLACKSHEAR, JR., TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto KATHLEEN H. POAG and LOIS A. POAG-RAY, their heirs and

assigns, as joint tenants in common with right of survivorship, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may effect the premises as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 15th day of August, 1997.

Kathleen H. Poag
KATHLEEN H. POAG

Julian W. Blackshear, Jr.
JULIAN W. BLACKSHEAR, JR., *Trustee*

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

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 15th day of August, 1997.

Jacqueline Dunnigan
NOTARY PUBLIC

My commission expires: 3/25/2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jacqueline Dunnigan, a Notary Public in and for said County and State, the within named, JULIAN W. BLACKSHEAR, JR., 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 seat at Nashville, Tennessee, this 15th day of August, 1997.

Jacqueline Dunnigan
NOTARY PUBLIC

My commission expires: 3/25/2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

x Kathleen H Poag
AFFIANT

SWORN to and subscribed before me, this 15th day of August, 1997.

x Jacqueline Dell Higgins
NOTARY PUBLIC

My commission expires: March 25, 2000

THIS INSTRUMENT WAS PREPARED BY:
Julian W. Blackshear, Jr., Esq., PETWAY, BLACKSHEAR & CAIN, Attorneys at Law, 208 Third Avenue, North, Suite 500, Nashville, Tennessee 37201

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IDENTIF. ↑ REFERENCE

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

c:mw:\Deeds\QDPoagK