BOOK 10581 PG 231

97 AUG 26 AM 8:48
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

031214
IDENTI... [illegible] REFERENCE

QUITCLAIM DEED

This Instrument Prepared by:
Glenn S. Macbeth, Attorney at Law
Suite 12, Lincoln Square
1535 West Northfield Blvd.
Murfreesboro, TN 37129

Prepared from information provided by the parties

ADDRESS NEW OWNER AS FOLLOWS:

James Hubert Sowell, Sr.
742 Moormans Arm Road
Nashville, TN 37207

SEND TAX BILLS TO:

Same

Map 105-04; Parcel 121.00
Map 105-04; Parcel 120.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

0835 08/26 0101 03CHECK 12.00

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

James H. Sowell, Sr.
JAMES HUBERT SOWELL, SR.

Sworn to and subscribed before me this 15th day of July, 1997.

Notary Public

My Commission Expires 5/20/2001

THIS INSTRUMENT made and entered into on this the 15th day of July, 1997, by and between **John Norman Sowell, a married person, and Minnie L. Sowell, a widow** ("Grantors") and **James Hubert Sowell, Sr.** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors convey, transfer, release, relinquish, and quitclaim unto Grantee, Grantee's heirs and assigns, all Grantors' right, title and interest in and to the following described real estate, to wit:

TRACT 1: LAND in Davidson County, Tennessee, being part of Lots #22 and 23 in John Trimble's Homestead Addition to the City of Nashville, Tennessee, described as follows: BEGINNING on the North side of Tennessee Street, at a point 37 1/2 feet east of the Southwest corner of said Lot #22, being Felix Tippitt's southeast corner, and running thence eastwardly along the margin of Tennessee Street 37 1/2 feet to a point; thence northwardly, 136 feet, more or less to an alley; thence westwardly with the south margin of said alley 34 1/2 feet to said Tippitt's Northeast corner; thence southwardly with the east line, 137 feet, more or less, to the beginning. A Plan of said addition is of record in Book 57, page 53, of the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ora Lee Sowell by Affidavit of Heirship of record in Book 6827, page 661, Register's Office for Davidson County, Tennessee .

TRACT 2: LAND in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 23 and the westerly 12 1/2 feet of Lot No. 24 on the Plan of John Trimble's Homestead Addition, of record in Book 57, page 53, Register's Office for Davidson County, Tennessee.

SAID parts of Lots Nos. 23 and 24 front together 37 1/2 feet on the northerly side of Shepherd Street and run back 131 feet, more or less, on the easterly and 135 feet, more or less, on the westerly line to an alley measuring 37 1/2 feet thereon.

BEING the same property conveyed to Marion Sowell and wife, Ora Lee Sowell by quitclaim deed from James H. Sowell of record in Book 7896, page 139, Register's Office for Davidson County, Tennessee. Marion Sowell having died May 17, 1990, leaving Ora Lee Sowell as surviving tenant by the entirety.

Ora Lee Sowell having died August 16, 1993, leaving as her heirs at law the following three sons: James Hubert Sowell, a/k/a James Hubert Sowell, Sr., Marion Alonzo Sowell, and John Norman Sowell. Her unprobated will is of record in Book 9087, page 874, and an Affidavit of Heirship is being recorded simultaneously herewith in Book 10581, page 229, said Register's Office.

Marion Alonzo Sowell, also known as Marion A. Sowell having died testate February 18, 1997, leaving as his only heir his widow, Minnie L. Sowell, pursuant to his Last Will and Testament of record in Will Book 212, page 350, Davidson County Probate Court.

Mattie Sowell, spouse of John Norman Sowell, joins in this conveyance solely to convey any right, title or interest she may have in the aforementioned property, marital or otherwise.

The legal descriptions contained herein are the same as those contained in the previous instruments of record.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

This improved property is known as 30 and 32 Shepard Street, Nashville, TN 37210

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures on this the 15 day of July, 1997.

John Norman Sowell
JOHN NORMAN SOWELL

Minnie L. Sowell
MINNIE L. SOWELL

Mattie Sowell
MATTIE SOWELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Alisa Burton, a Notary Public in and for said County and State, the within named, **John Norman Sowell and wife, Mattie Sowell**, 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 Murfreesboro, Tennessee, this 15th day of July, 1997.

Alisa Burton
Notary Public

My Commission Expires: [illegible]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, June Tull, a Notary Public in and for said County and State, the within named, **Minnie L. Sowell, a widow**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 1997.

Notary Public

My Commission Expires: 5/20/2000