0345303

IDENTIF. # REFERENCE

BOOK 10597 PG 287

Prepared by:
Monica D. Edwards, Esq
112 Stahlman Building
Nashville, Tennessee 37201

97 SEP -5 AM 9:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

ADDRESS OF NEW OWNER:
Mrs. May Frances Ward
2505 Herman Street
Nashville, TN 37208

SEND TAX BILLS TO:
Same

MAP: 92-06
Parcel 254

QUITCLAIM DEED

FOR LOVE AND AFFECTION and other good and valuable consideration the sufficiency of which is hereby acknowledged, I, **JAMES DICKERSON,** a single individual, GRANTOR, do hereby quitclaim and convey unto my sister, **MAY FRANCES WARD,** GRANTEE, all of my rights title and interest in the following described tract or parcel of land in Davidson County, Tennessee, to wit:

> **BEING** Lot No. 15 and the westerly 16 feet of Lot No. 14 on the Map of Faulconer and Ashcraft's Subdivision of Lots Nos. 18 and 19 on the Boyd McNairy Tract, as of record in Book 57, Page 121, Register's Office for Davidson County, Tennessee.
>
> **SAID** Lot No. 15 and the westerly 16 feet of Lot No.14 adjoin and front together 51 feet on the southerly side of Herman, formerly Jackson Street, and run back between parallel lines 100-1/2 feet, more or less, to an alley.
>
> **BEING** the same property conveyed to Clarence Dickerson by deed from Ben Dickerson, Jr., May Frances Ward and James Dickerson of record in Book 9730, Page 315, Register's Office for Davidson County, Tennessee, the said Clarence Dickerson having since died leaving as his heirs-at-law James Dickerson, May Frances Ward and Ben Dickerson as evidenced by Affidavit of Heirship of record in Book 10464, Page 864, Register's Office for Davidson County, Tennessee.
>
> **This is improved property known as 2507 Herman Street, Nashville, Tennessee 37208.**

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

IN WITNESS WHEREOF, I have hereunto set my hand, on this 4th day of September, 1997.

James G. Dickerson
JAMES DICKERSON

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 4th day of September, 1997, before me personally appeared **JAMES DICKERSON,** bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office.

Monica D. Edwards My Commission Expires: 11/22/97
NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that the actual consideration for this transfer is **EIGHT THOUSAND ($8,000.00) DOLLARS.**

James Warren Ward
AFFIANT

SUBSCRIBED and **SWORN** to before me on this the 4th day of September, 1997.

Monica D. Edwards My Commission Expires: 11/22/97
NOTARY PUBLIC

5156 09/05 0101 03CHECK 38.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE. TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10597 PG 289

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	8000.00
			CON TX	29.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	38.60
			CHECK	38.60

09/05/97 01 09:12 0001 5156

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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97 SEP -5 AM 9:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1194627