28-B

THIS INSTRUMENT WAS PREPARED BY:
Leroy J. Ellis, IV, Attorney at Law
306 Gay Street
Suite 200
Nashville, Tennessee 37201

QUITCLAIM DEED BOOK 10711 PG 453

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nicole B. Grisby 1017 Maxwell Avenue Nashville, Tn 37206	same	83-5-0/140.00

Map -

Parcel -

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Jules A. Shemin, by these presents do hereby quitclaim and convey unto Nicole B. Grisby, his/her heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land to-wit:

see attached Exhibit "A"

97 DEC -5 PM 3:09
03774.06

Identification of Surveyor:

This is improved/unimproved property, known as 1017 Maxwell Avenue, Nashville, TN 37206.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including but not limited to the following:

Taxes for the year 1997.

9142 12/05 0101 03CH

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

Jules A. Shemin by Robert Shemin, attorney-in-fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BK. 10711 PG 454

Before me, the undersigned, a notary public in the state of Tennessee, personally appeared Robert Shemin, attorney-in-fact for Jules A. Shemin under limited power of attorney of record in Book 9899, page 335, Register's Office for Davidson County Tennessee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument as attorney-in-fact for the purposes therein contained, and expressed and acknowledged that he executed the same as the free act and deed of the said Jules A. Shemin.

Subscribed and sworn to before me, this the 4th day of December, 1997.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 3-21-98

STATE OF Tennessee §
§
COUNTY OF Davidson §

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

Affiant

Sworn to and subscribed before me this 4th day of December, 1997

NOTARY PUBLIC

My Commission Expires: 6-24-01

SHIRLEY ROBSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

EXHIBIT "A"

PROPERTY DESCRIPTION

BOOK 10711 PG 455

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 18 and 19 of Block F, on the Plan of Eastwood Addition of R. T. Brown Resubdivision of the Stratton and Seymore and L. T. Baxter Lands and a strip immediately south of said two lots on the Plan of Eastwood Addition, of record in Book 332, page 63, Register's Office for Davidson County, Tennessee and described according to a survey made by Z. J. Wilkinson, Surveyor, dated December 13, 1941, as follows:

Beginning on the northerly margin of Maxwell Avenue as now located, at an iron pin, 16.3 feet south of the southeast corner of Lot No. 20; thence with said Avenue, eastwardly 52.4 feet to an iron pin at the corner of stone pier; thence northeastwardly 247 feet to an iron pin at fence corner in the southerly margin of an alley; thence with said alley, westwardly 52 feet to the corner of Lots Nos. 19 and 20; thence with the line between said two lots, southwardly 211 feet, continuing in a southerly direction, 16.3 feet, in all 227.3 feet to the beginning.

Being the same property conveyed to Jules A. Shemin by deed from Virginia L. Barker of record in Book 9743, page 462, Register's Office for Davidson County, Tennessee.