BOOK 10767 PG 349

QUITCLAIM DEED

FROM: WARREN E. DEAN, IV

5217 01/23 0101 03CHECK 8.00

TO: DEBORAH R. WATSON, DIANNE G. RUSSELL, and DONNA G. WITHERSPOON

ADDRESS NEW OWNERS AND SEND TAX NOTICES TO:
Deborah R. Watson, Dianne G. Russell, and Donna G. Witherspoon
c/o Donna G. Witherspoon
455 Weeping Elm Road
Mt. Juliet, TN 37122

98 JAN 23 PM 3:29

0393058

IDENTIFICATION REFERENCE

PROPERTY ADDRESS: 1306 Ireland Street
Nashville, TN 37208

MAP: 92-4

PARCEL: 164

For and in consideration of the mutual agreement of the parties for the distribution of the Estate of Lucille E. Dean among her four surviving children, Warren E. Dean, IV, hereby quitclaims, transfers, and conveys unto Deborah R. Watson, Dianne G. Russell, and Donna G. Witherspoon, their heirs and assigns, all of his right, title and interest in and to the following described parcel of land in Davidson County, Tennessee:

Being Lot No. 82 on the Map of Thomas Harding's First Addition to Nashville, as of record in Book 19, page 241, Register's Office for said County.

Said lot fronts 54 feet on the northerly side of Grant, formerly Polk, Street, now being Ireland Street, and runs back between parallel lines 160 feet to an alley.

Being a part of the property conveyed to Warren E. Dean, III and wife, Lucille Dean, by deed from Sidney Aberbuch, Mandell L. Cypress, and Emanuel Schatten, of record in Book 4665, page 486, Office of the Register for Davidson County, Tennessee, the said Warren E. Dean, III, having since died, survived by his wife, the said Lucille Dean, who is now also deceased, and whose estate is under administration in the Probate Court for Davidson County, Tennessee, Case No. 96P-101.

Also being a portion of the property devised to Warren E. Dean, IV, by the Last Will and Testament and First Codicil thereto of Lucille E. Dean, of record in Will Book 203, page 198, Office of the Probate Clerk for Davidson County, Tennessee. This is improved property known as 1306 Ireland Street, Nashville, Tennessee 37208.

IN WITNESS WHEREOF, Warren E. Dean, IV, has affixed his signature to this Quitclaim Deed on this 12th day of ~~May~~ August, 1997.

Warren E. Dean IV
WARREN E. DEAN, IV

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WARREN E. DEAN, IV, the Bargainor, 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 for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of ~~May~~ August, 1997.

Christina K. Neeley
NOTARY PUBLIC

My commission expires:

1-27-2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, being first duly sworn, makes oath that the foregoing Quitclaim Deed was executed as a portion of a Agreed Settlement of the Estate of Lucille E. Dean, and that no consideration was paid therefor.

Donna H. Witherspoon
AFFIANT

Sworn to and subscribed before me this 21 day of ~~May~~ Jan, 1998, ~~1997~~.

Anita J. Burke
NOTARY PUBLIC

My commission expires:

7/22/00

THIS INSTRUMENT PREPARED BY:
GEORGE H. CATE, JR.
95 White Bridge Road, Suite 503
Nashville, TN 37205
615/352-8677