0394124

IDENTIF. & REFERENCE

BOOK 10770 PG 402

THIS INSTRUMENT PREPARED BY:

98 JAN 27 PM 2:16

REGISTER
DAVIDSON COUNTY, TN.

JAMES R. TOMKINS
GLASGOW & VEAZEY
222 SECOND AVENUE NORTH, SUITE 312
NASHVILLE, TN 37201
(615) 244-4693

MAIL ENV.

QUITCLAIM DEED

Mail

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel Number:
Andrea Nickens 2628 Lakeland Drive Nashville, Tennessee 37214	Same	095-12-0 118.00

FOR AND CONSIDERATION of One Dollar ($1.00), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHNNY B STREET, by these presents does hereby quitclaim and convey all his right, title and interest in and to certain property located in Nashville, Davidson County, Tennessee to ANDREA NICKENS, her heirs, successors and assigns, the said property being described as follows:

LAND in Davidson County, Tennessee being Lot No. 39 on the Plan of Martinwood Heights, as of record in Book 2133, page 63 in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 39 fronts 81 feet on the northerly side of Lakeland Drive and extends back 261.7 feet on the easterly line and 261.1 feet on the westerly line to a dead line measuring 81 feet thereon.

BEING the same property conveyed to OTTO C. CATO and wife, LENA JONES CATO by deed from EDDIE R. JONES and wife, BETTE C. JONES, of record in Book 3342, page 221, Register's Office for Davidson County, Tennessee, the said OTTO C. CATO having predeceased LENA JONES CATO, and being the same property inherited by BRENDA CATO STREET from LENA CATO STREET pursuant to her Last Will and Testament, of record in Book 10770 page 399, Register's Office for Davidson County, Tennessee, and being the same property in which JOHHNY B. STREET inherited a one-half (1/2) interest from BRENDA C. STREET who died intestate in Davidson County, Tennessee on September 23, 1997.

This is improved property known as 2628 Lakeland Drive, Nashville, Tennessee 37214.

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

Witness my hand this 26 day of January, 1998.

Johnny B Street

JOHNNY B. STREET

BOOK 10770 PG 403

STATE OF TENNESEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, JOHNNY B. STREET, the within named 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 herein contained.

Witness my hand and official seal at office, this 26th day of JANUARY, 1998.

NOTARY PUBLIC

My Commission Expires: 10/21/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 35,000.00

Subscribed and sworn to before me, this the 26th day of JANUARY, 1998

AFFIANT

Notary Public

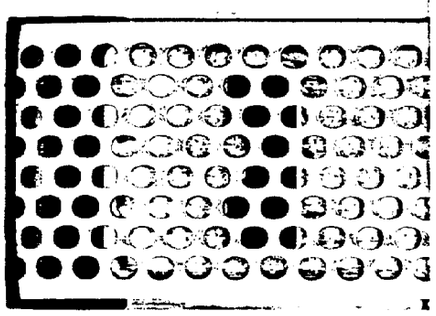
My Commission Expires: 10/21/98

6366 01/27 0101 03CHECK 138-50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10770 PG 404

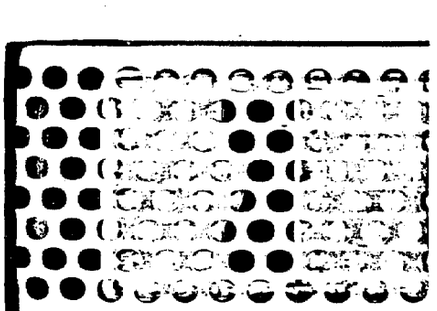
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00
TOTAL 138.50
CHECK 138.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/27/98 01 14:21 0001 6366



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98 JAN 27 PM 2:17

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1246960