BOOK 10788 PG 324

This Instrument Prepared by :
Daniel P. Niznik, Esquire
112-B Cude Lane
Madison, TN 37115

Mail

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Minnie Lou Sims et vir 318 33rd Avenue N. Nashville, TN 37209	America's Wholesale Lender 155 North Lane Ave. CALABASAS, CA. 91302-1613	92-13-197

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, Minnie Lou Sims, hereinafter called the GRANTOR, in full accordance with T.C.A. 66-1-109 and with the intention that an estate by the entireties be created in the property previously held by us as tenants by the entireties, do hereby transfer, convey and quitclaim all my right, title and interest in the property below described unto Minnie Lou Sims and husband Marion Sims, hereinafter referred to as GRANTEES, with full intent and purpose to vest the said GRANTEES, with title thereto as tenants in common with right of survivorship, and by this conveyance the said GRANTEES, their heirs and assigns, are hereby vested with title as tenants in common to said real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 67 in the Hortense Plan of Lots, a Plan of which is of record in Book 161, page 167, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Edward Stone and wife, Minnie Lou Stone, by deed from Frank Lucksett, Jr., and wife, Bernice Luckett, of record in Book 4567, page 297, Register's Office for Davidson County, Tennessee.
The said William Edward Stone in now deceased.
The said Minnie Lou Stone and Minnie Lou Sims being one and the same person.

This being improved property known as: 318 33rd Avenue, N., Nashville TN 37209

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 22nd day of February 1998.

GRANTOR:

Minnie Lou Sims

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said county and state, Minnie Lou Sims the within named 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, at office, this 2nd day of February 1998.

Notary Public

My Commission Expires: 10-31-2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 2nd day of ~~January~~ Feb, 1998.

Notary Public

My Commission Expires: 10-31-2000

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IDENTIFICATION

98 FEB -9 PM 2:48

FILED
DAVIDSON COUNTY, TN

1488 02/09 0101 CHECK 8.00