This Instrument Prepared By:
Arthur K. Lowen, Attorney
201 4th Avenue, North
Suite 1830
Nashville, TN 37219
(615) 244-7373

[NOTE: Prepared without title search or examination, from information Provided by the parties.]

BOOK 10805 PG 835

Address New Owner

Ruthie Mai Britton and spouse,
Jessie Britton,
2219 11th Avenue South
Nashville, Tn 37204

Send Tax Bills To:

New Owner

Map-Parcel No.:

Map 105-13
Parcel 223

98 FEB 24 AM 8:56

04 03883

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Ruthie Mai Britton, the Grantor, for the purpose of creating a tenancy by the entireties, does by these presents hereby quitclaim and convey unto Ruthie Mai Britton and spouse, Jessie Britton, the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 12 on the plan of Duckworth's Addition to Nashville, of record in Book 57, Page 83, and part of the Toll Gate Lot on the W.L.B. Lawrence Plan of record in Book 21, Page 148, both in the Register's Office for said County, more fully described according to a survey dated October 2, 1978, by John B. Kohl III, Tennessee Registered Surveyor No. 100, as follows:

16 02/24 0101 01CAS 8.00

BEGINNING at a point on the westerly margin of 11th Avenue South, formerly Berlie Avenue at the northeasterly corner of the property conveyed to Lorenzo Hatcher et ux by deed from Kannia L. Eubank of record in Book 3613, page 423, Register's Office for said County; thence, with Hatcher's northerly property line and the northerly line of the property conveyed to Mrs. Ruby Lee Pack by deed from M. E. Derryberry, Jr., Trustee, of record in Book 1218, Page 550, said Register's Office, westwardly 183 feet to the easterly margin of a 12 foot alley; thence, with said margin of said alley, northwardly 50 feet to the southwesterly corner of the property conveyed to John F. Patton by deed from Leonard Oren Baker, Sr. et ux, of record in Book 3578, page 482, said Register's Office; thence, with Patton's southerly property line, eastwardly 183 feet to a point on the westerly margin of 11th Avenue South; thence, with said margin of 11th Avenue South, southwardly 50 feet to the point of beginning.

Being the same property conveyed to Ruthie Mai Britton by Deed from Irene G. Mahaffey, of record in Book 5365, Page 626, Register's Office for Davidson County, Tennessee.

This is improved property known as 2219 11th Avenue, South, Nashville, Tennessee, 37204.

The foregoing description is the same as set forth in the previous deed of record, no boundary survey having been made in connection with this conveyance.

This conveyance is subject to such limitations, restrictions, and encumbrances as may affect the premises.

In Witness Whereof, the Grantor has executed this instrument on this the 17 day of Feb., 1998.

Ruthie Mai Britton

Ruthie Mai Britton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th Day of February, 1998, before me personally appeared Ruthie Mai Britton, to me known or proven to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires:

My Commission Expires May 27, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ -0- (Quitclaim).

Ruthie Mai Britton

Affiant

Sworn to and subscribed before me this 17 day of February, 1998.

Notary Public

My Commission Expires:

My Commission Expires May 27, 2001