0419695

IDENTIF. & REFERENCE

PICK-UP

98 APR -1 PM 12:24

FELIX Z. ... REGISTER
DAVIDSON COUNTY, T.N.

BOOK 10864 PG 773

Prepared by:
Monica D. Edwards, Esq
112 Stahlman Building
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP:** 81-06
Ms. Ruth Watkins	Same	Parcel 252
2508 Jenkins Street		08DA 08919
Nashville, TN 37208		

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION the sufficiency of which is hereby acknowledged, I, **JOHN THOMAS BRADDY**, GRANTOR, do hereby quitclaim and convey unto my step-sister, **RUTH WATKINS**, GRANTEE, all of my rights title and interest in the following described tract or parcel of land in Davidson County, Tennessee, to wit:

> **BEING** Lot No. 17 on the Plan of Cumberland Gardens, Section VIII, as of record in Book 3300, Page 82, Register's Office for said County.
>
> **SAID** Lot No. 17 fronts 50.7 feet on the northerly side of Jenkins Street, and extends back between lines, 110 feet to a dead line in the rear on which it measures 52.1 feet.
>
> **BEING** the same property conveyed to Cornelius Jordan and wife, Geneva M. Jordan, by deed from Dodson Batson, Trustee, of record in Book 3762, Page 115, Register's Office for Davidson County, Tennessee. The said Geneva M. Jordan having predeceased Cornelius Jordan in death and Cornelius Jordan having remarried prior to his death and survivied by his spouse who has since died the title vesting in Ruth Watkins and John Thomas Bradley as heirs-at-law as evidenced by Affidavit of Heirship of record in Book 10864, Page 771, Register's Office for Davidson County, Tennessee.

This is improved property known as 2508 Jenkins Street, Nashville, Tennessee 37208.

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

IN WITNESS WHEREOF, I have hereunto set my hand, on this 31st day of MARCH, 1998.

John T Braddy
JOHN THOMAS ~~BRADLEY~~ BRADDY (EB)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 31st day of March, 1998, before me personally appeared **JOHN THOMAS ~~BRADLEY~~** BRADDY, 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 therein contained.

Notary Public, State of Tennessee, Davidson County

Notary Public My Commission Expires: 09/29/01

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that the actual consideration for this transfer is **FIFTEEN THOUSAND ($15,000.00) DOLLARS.**

Ruth M. Watkins
AFFIANT

SUBSCRIBED and **SWORN** to before me on this the 31st day of March, 1998.

Notary Public, State of Tennessee, Davidson County

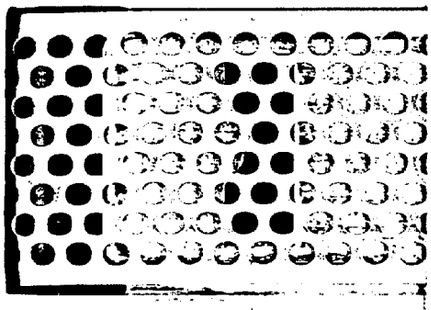
Notary Public My Commission Expires: 09/29/01

3829 04/01 0101 03CHECK 64.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10864 PG 775

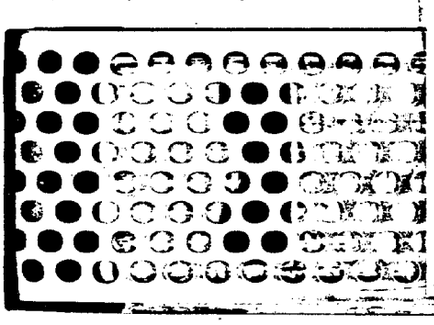
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 15000.00
CON TX 55.50
PRFEE 1.00
WDEED 8.00
TOTAL 64.50
CHECK 64.50

04/01/98 01 12:26 0001 3829

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04 19695
IDENTIF. # REFERENCE

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FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1274092