Bay 11

*ADDRESS OF NEW OWNER*
*Louella Ruth Pratt*
*337 Flora Maxwell Avenue*
*Nashville, TN 37211*

*SEND TAX BILLS TO*
*SAME*

*MAP-PARCEL NOS.*
*147-7-121*

BOOK 10953 PG 911

# *QUITCLAIM DEED*

## *TO CREATE JOINT TENANCY WITH THE RIGHT OF SURVIVORSHIP*

*FOR AND IN CONSIDERATION of love and affection (and no monetary consideration),* Reg. fee needed *and for the express purpose of making a re-conveyance to Louella Ruth Pratt and John A. Pratt. I,* ***Louella Ruth Pratt****, by these presents do hereby quitclaim and convey unto* ***Richard Manson****, Trustee, his successors and assigns, (where the context requires or permits) all my right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:*

*A tract of land in the 5th, formerly the 7th Civil District of Davidson County, being Lot No. 5 in the subdivision of the 4.52 acres owned by Chester Maxwell, described according to a survey made by Z.J. Wilkinson, Surveyor, March 12, 1948, as follows:*

*Beginning on the northerly margin of an 18-foot roadway at the common corner of Lots Nos. 4 and 5, said point being 300 feet east of the southeast corner of property conveyed to Roy Young and wife, Laura Young by deed from Chester Maxwell and wife, of record in Book 1580, Page 307, Register's Office for said County; thence with the line between Lots Nos. 4 and 5 northwardly 115.3 feet to the northwest corner of Lot No. 5; thence with the northerly line of said lot eastwardly 100 feet to the corner of Lot Nos. 5 and 6; thence with the line between said lots southwardly 115.3 feet to the northerly margin of an 18 foot roadway; thence with the northerly margin of said roadway westwardly 100 feet to the point of beginning.*

*Being the same property conveyed to Louella Ruth Pratt by Quitclaim Deed from Robert Pratt of record in Book 4561, Page 809, Register's Office for Davidson County, Tennessee.*

*SAID PROPERTY is improved property, commonly known as 337 Flora Maxwell Avenue, Nashville, Tennessee 37211.*

98 JUN -1 PM 12:52
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0440016
IDENTIF. & REFERENCE

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

Also signed

*AND NOW, I, the said* ***Richard Manson****, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all my right, title and interest unto* ***Louella Ruth Pratt and John A. Pratt as joint tenants with right of survivorship****, heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.*

BOOK 10953 PG 912

*IN WITNESS WHEREOF, we have hereunto set our hands on this the 26th day of May, 1998.*

Louella Ruth Pratt

***Louella Ruth Pratt***

***Richard Manson, TRUSTEE***

*STATE OF TENNESSEE)*
*COUNTY OF DAVIDSON)*

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

*Notary Public* *Commission Expires:* 11/24/01

*STATE OF TENNESSEE)*
*COUNTY OF DAVIDSON)*

*On this 26th day of May, 1998, before me personally appeared Louella Ruth Pratt to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.*

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

*Notary Public* *My Commission Expires:* 7/24/99

*STATE OF TENNESSEE)*
*COUNTY OF DAVIDSON)*

My Commission Expires JULY 24, 1999

*On this 26th day of May, 1998, before me personally appeared Richard Manson, Trustee, to me known, or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.*

*Notary Public* *My Commission Expires:* 11/24/01

*THIS INSTRUMENT PREPARED BY:*
*(BASED UPON INFORMATION PROVIDED BY GRANTOR)*

*Bicentennial Title & Escrow, Inc.*
*1314 Fifth Avenue North*
*Germantown Center, Suite 300*
*Nashville, Tennessee 37208-2726*

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