Mail

BOOK 10988 PG 15

THIS INSTRUMENT PREPARED BY: SERVICE TITLE & ESCROW COMPANY
5034 Thoroughbred Lane, Suite A
Brentwood, Tennessee 37027

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To/ and Mortgagee Is:	Map & Parcel :
Annie P. Friar Janice Friar Yates	Same as	Map 102-3
516 Continental Drive	Above	Parcel 50
Nashville, TN		

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Annie P. Friar, widow does hereby transfer, quitclaim and convey unto Annie P. Friar and Janice Yates, as joint tenants with rights of survivorship all right, title and interest that she may possess in the following described real property, to wit:

LAND in Davidson County, Tennessee being Lot No. 1320 on the Plan of Charlotte Park, Section 17, as of record in Book 3600, pages 21 and 22, said Register's Office.

SAID Lot No. 1320 fronts 72.80 feet on the northeasterly side of Continental Drive and extends back 159.5 feet on the northwesterly line and 156.4 feet on the southeaterly line to a broken line in the rear on which it measures a total of 84.64 feet.

BEING the same property conveyed to Charles T. Friar and wife, Annie P. Friar by Deed of record in Book 4585, page 231, Register's Office for Davidson County, Tennessee; the said Charles T. Friar having since died.

This conveyance is made subject to the plan of record which shows an owners certificate, a 30-foot minimum building setback line from Continental Drive and a 10-foot easement for public utility purposes along the rear line of said lot; restrictive covenants of record in Book 3641, page 130, said Register's Office; rights, conditions, obligations and restriction in regard to the use of a sewerage system, stated in agreement between Consolidated Developers, Inc. and the City of Nashville of record in Book 2593, page 566, Register's Office for Davidson County, Tennessee.

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This conveyance is subject to any and all restrictions, easements or deeds of trust which may appear of record.

WITNESS my hand this 24th day of July, 1996.

Annie P. Friar
Annie P. Friar

98 JUN -5 PM 3:54
FELIX Z. ELLIS III REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
044720 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Janice F. Yates
Affiant

Subscribed and sworn to before me, this the 24th day of July, 1996.

Patricia Sue Clarke
Notary Public

My commission expires: 3-27-99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annie P. Friar, 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 purpose therein contained.

Witness my hand and official seal at office, this the 24th day of July, 1996.

Patricia Sue Clarke
Notary Public

My commission expires: 3-27-99