(1)

BOOK 11223 PAGE 218

"PREPARED FROM INFORMATION FURNISHED BY THE PARTIES"
"NO TITLE SEARCH PERFORMED"

Send tax bills to:

Mark Waynick
291 Larson Dr.
Mt. Juliet, TN 37122

This instrument prepared by:

MICHAEL W. FERRELL
Attorney at Law
3125 N. Mt. Juliet Rd.
P. O. Box 8
Mt. Juliet, TN 37122

Address of New Owner(s):

Same

	Map#	Parcel#
Tract 1	92-7	47
Tract 2	81-11	127
Tract 3	81-5	425
Tract 4	81-15	289
Tract 5	82-5	108

Improved: X
Unimproved: _____

QUITCLAIM DEED

WHEREAS, J. O. Bean, deceased, and Mark Waynick owned various parcels of real property together operating as a partnership, and

WHEREAS, J. O. Bean is now deceased having devised all of his property unto his wife, Geraldine Prosser Bean, by Will of record in Will Book 217, Page 414, Probate Court Clerk's Office for Davidson County, Tennessee, and

WHEREAS, for valuable consideration, Geraldine Prosser Bean has agreed to sell and convey her interest in the said properties formerly owned in partnership by Mark Waynick and J. O. Bean unto Mark Waynick.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the said **GERALDINE PROSSER BEAN, unmarried**, does hereby quitclaim and convey all of her right, title and interest in and to the property hereinafter described unto **MARK WAYNICK**, his heirs and assigns. Said property herein conveyed is described as follows:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TRACT 1: Land in Davidson County, Tennessee, being parts of Lots Nos. 15 and 16 on the Map of Ashcraft's Subdivision of Lot No. 14 of the Harding Lytle Tract,

of record in Book 57, Page 162, Register's Office for Davidson County, Tennessee as follows:

Beginning at a point in the south margin of Hermosa Street at the northeast corner of Lot No. 16; thence with the line of said lot, southerly 159.9 feet more or less to the north margin of an alley; thence with the margin of said alley, westerly 50 feet to a point; thence northerly 159.9 feet more or less to the southerly margin of Hermosa Street; thence with the margin of the same, easterly 50 feet to the point of beginning.

Being the same property conveyed to Mark Waynick and J. O. Bean by Deed of record in Book 8263, Page 691, Register's Office for Davidson County, Tennessee.

TRACT 2: Land in Davidson County, Tennessee, being Lot No. 51 on the plan of S. A. Champion's Subdivision of certain lots in Harding Addition to Nashville, as of record in Book 161, Page 132, Register's Office for said County.

Said Lot No. 51 fronts 50 feet on the southerly side of Osage Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to J. O. Bean and Mark Waynick, a Tennessee General Partnership, by Deed of record in Book 6350, Page 217, Register's Office for Davidson County, Tennessee.

TRACT 3: Land in Davidson County, Tennessee, being Lot No. 206, on the North Nashville Real Estate Company's Plan, as of record in Book 21, Page 105, Register's Office for said County. Said Lot fronts 50 feet on the westerly side of 6th Avenue North and runs back between parallel lines 175 feet to an alley.

Being the same property in which Mark A. Waynick was conveyed a one-half (1/2) undivided interest by Deed of record in Book 8543, Page 804, Register's Office for Davidson County, Tennessee. Reference also being made to Deed of record in Book 7439, Page 158, said Register's Office.

TRACT 4: Land in Davidson County, Tennessee, being the westerly half of Lot No. 32 on the Underwood Plan, as of record in Book 21, Page 117, Register's Office for said County.

Said part of Lot No. 32 fronts 25 feet on the southerly side of Underwood Street and runs back between parallel lines 162 feet to an alley.

Being the same property conveyed to J. O. Bean and Mark Waynick, by Deed of record in Book 6866, Page 263, Register's Office for Davidson County, Tennessee.

TRACT 5: Situated in the First Ward of the City of Nashville, being Lots Nos. 38 and 39 in D. T. McGavocks Plan of 98 Lots in North Nashville, as of record in Book 21, Page 7, Register's Office for said County.

Said Lots Nos. 38 and 39 front 50 feet each on the easterly side of Fourth Avenue, North, formerly Cherry Street, and run back between parallel lines 174 feet to

an alley, said Lot No. 38 running back with the southerly margin of Garfield, formerly Foster Street.

Being the same property conveyed to Mark Waynick and J. O. Bean Real Estate, a partnership, by Deed of record in Book 6681, Page 802, Register's Office for Davidson County, Tennessee.

The said Mark Waynick does hereby agree to assume and pay the balance of any mortgage indebtedness secured by the property herein conveyed and he will indemnify and hold Geraldine Prosser Bean and the Estate of J. O. Bean harmless from payment of same.

WITNESS MY HAND on this 20th day of November, 1998.

Geraldine Prosser Bean
GERALDINE PROSSER BEAN

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named GERALDINE PROSSER BEAN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 20th day of November, 1998.

Denise Carver
Notary Public

My Commission Expires: 7-11-99

STATE OF TENNESSEE
COUNTY OF Wilson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 73,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Geraldine Prosser Bean
Affiant

Subscribed and sworn to before me this the 20th day of November, 1998.

Denise Carver
Notary Public

My Commission Expires: 7-11-99

0517454
IDENTIF. ← REFERENCE

98 NOV 30 AM 8:47
ALL TAXES PAID
DAVIDSON COUNTY TN.

237 11/30/98 0101 08CHECK 285.10

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11223 PAGE 221

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 73000.00	
			CON TX 270.10	
			PRFEE 1.00	
			WDEED 12.00	
			CFEE 2.00	
			TOTAL 285.10	
			CHECK 285.10	
11/30/98	01		09:47 0001 2237	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 NOV 30 AM 9:47

BILL GARNELL REGISTER
DAVIDSON COUNTY, TN.

05 17454

IDENTIF. ← REFERENCE

No. 1377274