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

BOOK 11268 PAGE 14

ADDRESS OF NEW OWNER:
Andre G. Swett, et al.
702 28th Avenue, North
Nashville, TN 37208

SEND TAX BILLS TO:
SAME

MAP: 92-06
Parcels 515 & 517

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION (and no monetary consideration), I, **AUSTIN G. SWETT, JR.**, a single individual, for the purpose of conveying all of my rights, title and interest (being a one-sixteenth (1/16) undivided interest), in my property herein below described to my brother, Andre G. Swett, by these presents do hereby quitclaim and convey unto the said **ANDRE G. SWETT**, a single individual, his heirs and assigns, all of my rights, title, and interests, in my property, situated in Davidson County, Tennessee particularly described as follows, to-wit:

BEGINNING at the point of intersection of the last right-of-way line of 28th Avenue, North with the North right-of-way line of Clifton Road and run North 15 deg. 27' West along said East right-of-way line for a distance of 170 feet to a point, said point being the common corner of Lots 3 and 4 of said subdivision.

THENCE to the right with an interior angle of 89 deg. 52' and run North 74 deg. 41' East for a distance of 116.0 feet to a point on the West margin of a 16.9 feet alley; thence to the right with an interior angle of 90 deg. 08' and run South 15 deg. 27' East along said West margin for a distance of 207.0 feet to a point, on the North right-of-way line of Clifton Road; thence in the right with an interior angle of 72 deg. 09' and run North 87 deg. 40' West along said North right-of-way line for a distance of 122.0 feet in the true point of beginning.

BEING the same property conveyed to Walter Swett by Hawk Investments, LTD, a limited partnership, by deed of record in Book 6824, Page 376, Register's Office for Davidson County, Tennessee. **THE** said Walter Swett having since died with grantor being beneficiary of a one-sixteenth (1/16) undivided interest in the above described real estate as evidenced by the Last Will and Testament of Walter Swett of record in Will Book 190, Page 772, Probate Docket No. 94P-690, Office of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This is improved property known as 702 28th Avenue, North, (a/k/a 2714 Clifton Road) Nashville, Tennessee.

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

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 18th day of December, 1998.

98 DEC 21 01:01 03CHECK 10.00

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

AUSTIN G. SWETT, JR.

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 18th day of December, 1998, before me personally appeared **AUSTIN G. SWETT, JR.**, 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.

Monica D. Edwards
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 **NO ($0.00) DOLLARS.**

Andre G Swett
AFFIANT

SUBSCRIBED and **SWORN** to before me on this the 18th day of December, 1998.

Monica D. Edwards
NOTARY PUBLIC

My Commission Expires: 09/29/01

98 DEC 28 PM 3:56
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0529347
IDENTIF. & REFERENCE