Bk450-B
JW

BANKERS TITLE & ESCROW CORP
3310 WEST END AVE
NASHVILLE, TN

# QUITCLAIM DEED

| | |
|---|---|
| THIS INSTRUMENT PREPARED BY: | Robert B. Young, Attorney<br>4800 Charlotte Ave.<br>Nashville, TN 37209 |

BOOK 11365 PG. 182

| NEW OWNER(S) | SEND TAX BILLS TO: | MAP & PARCEL |
|---|---|---|
| **Charlotte Cox Johnson** | UNION PLANTERS<br>~~Covenant Mortgage~~ Co. | 91-11-18 |
| 5410 Georgia Ave. | P. O. Box 2926<br>~~1015 Euclid~~ St. | 12W 09180 |
| Nashville, TN 37209 | Memphis, TN 38101-2926<br>~~Cleveland, OH 44115~~ | |

FOR AND CONSIDERATION of compliance with a decree for absolute divorce, 98D-2178 (and no monetary consideration) and for the express purpose of making a re-conveyance to create a fee simple title in **Charlotte Cox Johnson**, I, **Henry A. Johnson, Jr.**, hereinafter referred to as Grantor, by these presents do hereby quitclaim and convey unto **Charlotte Cox Johnson**, hereinafter referred to as Grantee, her successors and assigns, all my right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

BEING Lot No. 32 on the Map of Morrow Meadows, Section One, as of record in Book 2083, Page 105, Register's Office for said County.

BEGINNING at a point in the southerly margin of Georgia Avenue at the corner of Lots Nos. 32 and 50; thence with the line between said lots southeasterly 100 feet to a point, the rear corner of Lots 33 and 32; thence with the line between Lots Nos. 32 and 33 easterly 66.51 feet to the west margin of Morrow Road; thence with the margin of said road, northerly 87 feet to the beginning of a curve; thence around said curve westerly 37.57 feet to the southerly margin of Georgia Avenue; thence with the margin of said Avenue westerly 77.5 feet to the point of beginning.

BEING the same property conveyed to Henry A. Johnson, Jr. and wife, Charlotte Cox Johnson, by Warranty Deed from Phillip Lytle and wife, Jennifer Lytle, of record in Book 6870, Page 440, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 2300, Page 421, and all zoning regulations, building restrictions, and setback lines, if any, and easements and rights of way for public utilities applicable to this property.

Charlotte Cox Johnson signs this conveyance to affirm that she will pay the mortgage to Covenant Mortgage Co., its successors and/or assigns according to its terms and conditions and hold Henry A. Johnson harmless therefore.

Henry Johnson and Henry A. Johnson, Jr. are one and the same person. Charlotte Johnson and Charlotte Cox Johnson are one and the same person.

The above description is the same as in the previous deed of record.

This is improved property known as **5401 Georgia Avenue, Nashville, Tennessee 37209**.

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

Witness my hand this _____ day of _____ 1998, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Henry A. Johnson Jr.
**HENRY A. JOHNSON, JR.** – Grantor

Charlotte Cox Johnson
**CHARLOTTE COX JOHNSON** –
Grantor

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**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 **Henry A. Johnson, Jr.**, the 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.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of October 1998.

0555750

IDENTIF. & REFERENCE

99 MAR 3 PM 1:08

REGISTER
DAVIDSON COUNTY, TN.

BELINDA C. DIXON
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN

Belinda C. Dixon
**NOTARY PUBLIC**

My commission expires: _____

My Commission Expires SEPT. 29, 2001

**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 **Charlotte Cox Johnson**, the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of October 1998.

Joyce Lawrence
**NOTARY PUBLIC**

My commission expires: 5/28/2000

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

The actual consideration or value whichever is greater, for this transfer is **$ NONE.**

Subscribed and sworn before me,
this the 19th day of October 1998.

Henry A. Johnson Jr.
**Affiant**

BELINDA C. DIXON
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN

Belinda C. Dixon
**NOTARY PUBLIC**

My commission expires: _____

My Commission Expires SEPT. 29, 2001

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