0558738

IDENTIF. & REFERENCE

PICK-UP

99 MAR -9 PM 1:25

REGISTER

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

**ADDRESS OF NEW OWNER:**
Russell Coffey, Jr., et al.
2503 Alameda Street
Nashville, TN 37208

**SEND TAX BILLS TO:**
SAME

**MAP:** 92-10
Parcel 93
11W 62485
**MAP:** 92-2
Parcel 407
11W 02725

BOOK 11376 PG. 151

# QUITCLAIM DEED

**FOR LOVE AND AFFECTION** and no monetary consideration, and for the purpose of conveying all remainder rights, title and interest in my property while retaining a life estate, I, **RUSSELL COFFEY, JR.**, a single individual, GRANTOR, do hereby quitclaim and convey unto my sister, **DOROTHY SANDERS**, her heirs and assigns, all remainder rights, title and interest in my property, while retaining a life estate, being described as the following tracts or parcels of land in Davidson County, Tennessee, to wit:

**TRACT I:**

**BEING** Lot No. 50 on T.M. Steger's First Subdivision of the Old Barrow Place, the plan of which is of record in Book 421, Page 1112, Register's Office for Davidson County, Tennessee.

**SAID** Lot No. 50 fronts forty feet on the North side of West Hill Street and extends back northerly between parallel lines One Hundred and forty feet to an alley.

**BEING** the same property conveyed to Russell Coffey for life and at his death to his three children, Dorothy Coffey, Russell Coffey, Jr., and George Edward Coffey by deed in Book 1281, Page 642, Register's Office for Davidson County, Tennessee. **AND** being the same property in which all rights, title and interest was divested from Russell Coffey and vested in Sarah Coffey, in fee simple, as evidenced by Decree of the Third Circuit Court for Davidson County, Tennessee, of record in Minute Book 40, Page 58, Office of the Circuit Court Clerk of Davidson County, Tennessee, and being recorded in Book 1627, Page 545, Register's Office for Davidson County, Tennessee. **THE** said Sarah Coffey having since died leaving as her heirs-at-law her children, Dorothy Coffey Sanders, Russell Coffey, Jr. and Edward Coffey.

**This is improved property known as 2812 Torbett Street, Nashville, Tennessee 37209.**

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

**TRACE II:**

**LAND** in Davidson County, Tennessee, being Lot No. 100 on the Map of Heffernan Place, of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee.

**SAID** Lot No. 100 fronts 50 feet on the south side of Alameda Street or Avenue and extends back between parallel lines 140 feet to an alley.

**BEING** the same property conveyed to Russell Coffey, Jr., by deed from Burnadine D. Holmes, Mattie M. Carroll and Johnnie L. Jones, the sole heirs-at-law of Doris E. Simmons, deceased, of record in Book 5612, Page 443, Register's Office for Davidson County, Tennessee.

**This is improved property known as 2503 Alameda Street, Nashville, Tennessee 37208.**

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

**IN WITNESS WHEREOF**, I have hereunto set my hand, on this 5th day of March, 1999.

Russell Coffey Jr.
**RUSSELL COFFEY, JR.**

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

On this the 5th day of March, 1999, before me personally appeared **RUSSELL COFFEY, 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 N. 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-) DOLLARS.**

Russell Coffey Jr.
**AFFIANT**

**SUBSCRIBED** and **SWORN** to before me on this the 5th day of March, 1999.

Monica N. Edwards
**NOTARY PUBLIC** My Commission Expires: 09/29/01

03/05/2001 02CHECK 10.00