PICK-UP

99 APR -6 AM 9:32

U.S.I.R.S.
INTERNAL REVENUE SERVICE

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

BOOK 11416 PG. 145

ADDRESS OF NEW OWNER:
Samuel R. Sims, Jr.,
Jewell E. Sims and
Larry J. Sims
16 Perkins Street
Nashville, TN 37210

SEND TAX BILLS TO:
Samuel R. Sims, Jr.
1330 Rosedal Avenue
Nashville, TN 37207

MAP: 105-04
Parcels 7 & 6

QUITCLAIM DEED

FOR LOVE AND AFFECTION and no monetary consideration, I, **SADIE SIMS**, a widow, GRANTOR do hereby quitclaim and convey unto my sons, **SAMUEL R. SIMS, JR., JEWELL E. SIMS and LARRY J. SIMS**, their heirs and assigns, all my rights, title and interest in my property located in Davidson County, Tennessee, described as follows to wit:

TRACT I:

LAND in Davidson County, Tennessee, being the southerly 95 feet of Lot No. 428 on the Map of Maury & Claiborne's Addition, as of record in Book 21, Pages 84 and 85, Register's Office for said County.

SAID part of said lot fronts 40 feet on the northerly side of Perkins Street and runs back between parallel lines 95 feet to a dead line.

BEING the same property conveyed to Samuel R. Sims and wife, Sadie Sims by deed from Capitol Realty Company, Inc., of record in Book 2244, Page 127, Register's Office for Davidson County, Tennessee. The said Samuel R. Sims having since died.

This is improved property known as 16 Perkins Street, Nashville, Tennessee 37210.

TRACT II:

BEING Lot No. 429 in Maury & Claiborne's Addition to South Nashville a plan of which is of record in Book No. 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

SAID Lot No. 429 fronts 40 feet on the northerly side of Perkins Street, and runs back between parallel lines with the easterly margin of Claiborne Street 150 feet to an alley, 20 feet wide.

BEING the same property conveyed to Samuel R. Sims and wife, Sadie Sims by deed from T.C. Jones and Charles Binkley, of record in Book 6327, Page 471, Register's Office for Davidson County, Tennessee. The said Samuel R. Sims having

since died.

This is unimproved property known as 14 Perkins Street, Nashville, Tennessee 37210.

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 2nd day of April, 1999.

Sadie Sims
SADIE SIMS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 2nd day of April, 1999, before me personally appeared **SADIE SIMS**, 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.

Monica D. Edwards
NOTARY PUBLIC My Commission Expires: 09/24/01

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is **NO ($0.00) DOLLARS.**

Samuel R. Sims Jr.
AFFIANT

SWORN to and **SUBSCRIBED** before me on this 2nd day of April, 1999.

Monica D. Edwards
NOTARY PUBLIC My Commission Expires: 09/24/01