0576216

REFERENCE
PICK-UP

THIS INSTRUMENT WAS PREPARED BY:
Leroy J. Ellis, III
306 Gay Street, Suite 200
Nashville, Tennessee 37201

BOOK 11438 PG. 531

99 APR 20 AM 10:20

REGISTER
COUNTY, TN.

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER**
Arthur Wilkerson 1021 Chicamauga Drive Nashville, Tennessee 37206	Same	Map 83-5 Parcel 60

FOR AND IN CONSIDERATION of the care provided by **Arthur Wilkerson** (the Grantee), for my aunt, Lorain Dunn, during her old age, and the agreements herein contained, I, **Dr. James O. Stewart** (Grantor), by these presents do hereby quitclaim and convey unto Arthur Wilkerson, his heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land to-wit:

LAND in Davidson County, Tennessee, being part of Lot No. 59 on the plan of Stratton and Seymour's Addition to Edgefield, now East Nashville, as of record in Book 57, Page 23, Register's Office for said County, and a triangular strip of ground adjoining the easterly line of said lot, described together from a survey of Gaffron & Jeffers, dated October 10, 1980, as follows:

BEGINNING at a point on the northerly margin of Chicamauga Avenue 100 feet easterly from the southeast corner of Lot No. 58 on said Plan; thence with the northerly margin of Chicamauga Avenue eastwardly 50 feet to a point 50 feet westerly from the southwest corner of Lot No. 14 of Block "B" on the Plan of Eastwood Addition, as of record in Book 332, Page 63, said Register's Office; thence, northwardly and parallel with the western boundary line of said Lot No. 14, 150 feet to a point on the southerly margin of an alley; thence, with the southerly margin of said alley westwardly 50 feet to a point; thence, southwardly and parallel with the eastern boundary line of said Lot No. 58, 150 feet to the beginning.

BEING the same property conveyed to Lorain Dunn by deed from Michael E. Watson and wife, Marcia S. Watson, by deed dated May 21, 1982, of record in Book 5889, Page 660, said Register's Office. Lorain Dunn, also known as Lorain Stewart Dunn, having died on July 8, 1996, intestate, survived by the above named grantor as one of her heirs at law.

Identification of Surveyor: This is the same description used in the previous deed of record.

This is improved property, known as 1021 Chicamauga Avenue, Nashville, Tennessee 37206. Said property has not been used or occupied as the principal residence the Grantor herein or any spouse or dependent of the Grantor.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including but not limited to the following:

Deed of Trust of record in Book 5667, Page 896, Register's Office of Davidson County, Tennessee, and all property taxes owed on said property. The Grantee assumes and agrees to pay the remaining balance of the debt secured by said Deed of Trust, that Lorain Dunn assumed and agreed to pay in said Deed of record in Book 5889, page 660, said Register's Office.

IN WITNESS WHEREOF I have hereunto set my hand on this the 19th day of April, 1999.

Dr. James O. Stewart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 11438 PG. 535

Personally appeared before me, a Notary Public in and for said State and County, the within named Dr. James O. Stewart, 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 April, 1999.

C. H. Wright
NOTARY PUBLIC

My Commission Expires: 11/24/2001.

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STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, this transfer is $ 0 .

Lenny J Ellis III
Affiant

Sworn to and subscribed before me this 20th day of April, 1999.

Julie A Smith
NOTARY PUBLIC

My Commission Expires: 11-30-2002