This instrument prepared by Bobby W. Sands, Attorney at Law, Fleming, Flynn & Sands, P.C., 207 West 8th Street, Columbia, Tennessee.

53-03
409

BOOK 11681 PAGE 960

QUIT CLAIM DEED

For and in consideration of the sum of One Dollar ($1.00), cash in hand paid, I, JAMES A. CARTWRIGHT, do hereby sell, transfer, quit claim and convey unto my sister, SANDRA C. EDDINS, her heirs and assigns, MY INTEREST IN the following described property, located in the Fourth (4th) Civil District of Davidson County, Tennessee, being more particularly described as follows:

#1: Being Lot No. 24, Section F, Village of Old Hickory, as shown on revised plan recorded January 6, 1950, in Book 1424, Page 131, in Register's Office for Davidson County, Tennessee; located on northeast corner of the intersection, Sixteenth and Bondurant Streets, containing 0.39 acres, more or less;

Subject to and/or reserving one (1) permanent easement ten (10) feet wide for utilities and/one (1) special easement ten (10) feet wide for water; and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements, are expressly reserved to the Grantor. If special easement is abandoned for the purpose for which the same has been dedicated, all rights thereunder will terminate and such special easement may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property in which the Grantor and Grantee own as the only heirs at law of Dorothy W. Cartwright, deceased on 11-1-98, whose estate is administered in the Circuit Court (Probate Division) for Davidson County, Tennessee (Docket # 99P505) and which property was conveyed to W. R. Cartwright (deceased 1-29-80) and Dorothy W. Cartwright by deed of record in Book 1906, Page 568, Register's Office, Davidson County, Tennessee

#2: Being Lot No. 25, Section F, Village of Old Hickory, as shown on revised plan recorded January 6, 1950, in Book 1424, Page 131, in Register's Office for Davidson County, Tennessee; fronting 185.0 feet on Bondurant Street, containing 0.62 acres, more or less;

Subject to and/or reserving one (1) permanent easement ten (10) feet wide for utilities and/one (1) special easement ten (10) feet wide for water; and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements, are expressly reserved to the Grantor. If special easement is abandoned for the purpose for which the same has been dedicated, all rights thereunder will terminate and such special easement may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property in which the Grantor and Grantee own as the only heirs at law of Dorothy W. Cartwright, deceased on 11-1-98, whose estate is administered in the Circuit Court (Probate Division) for Davidson County, Tennessee (Docket # 99P505) and which property was conveyed to W. R. Cartwright (deceased 1-29-80) and Dorothy W. Cartwright by deed of record in Book 1914, Page 474, Register's Office, Davidson County, Tennessee.

This description is taken from a prior deed.

New Owner | Tax Bills

Sandra C. Eddins
1601 Bondurant St.
Old Hickory, Tn 37138-2718

(Mail)

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

99 SEP 30 AM 11:53
WILL C. BURNETT REGISTER
DAVIDSON COUNTY, TN.

0641 11
REFERENCE

$13.00 0970 0101 01CASH 10.00

This deed has been prepared solely upon information furnished by the Grantor. There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

~~TO HAVE AND TO HOLD said tract or parcel unto my sister, SANDRA C. EDDINS, her heirs and assigns, together with all of the rights, titles, interests, easements and appurtenances thereunto belonging.~~

BOOK 11681 PAGE 961

And, I, NANCY S. CARTWRIGHT, the spouse of James A. Cartwright, to hereby join in the execution of this instrument to convey, release and quitclaim unto the Grantee herein, all right, title, claim or interest I have or may hereafter acquire in the above described property by reason of my marital relationship or otherwise.

IN WITNESS WHEREOF, we have hereunto set our hands on this 29th day of September, 1999.

James A. Cartwright
JAMES A. CARTWRIGHT

Nancy S. Cartwright
NANCY S. CARTWRIGHT

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned authority, a Notary Public in and for the above County and State, the within named James A. Cartwright and wife, Nancy S. Cartwright, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained and expressed.

Witness my hand and seal at office in Columbia, Tennessee, this 29 day of September, 1999.

Jean S Ogg
NOTARY PUBLIC

My Commission Expires: 10-21-2001

STATE OF TENNESSEE, COUNTY OF MAURY

I, or we, hereby swear or affirm that the actual Consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0.

James A. Cartwright, Affiant

Subscribed and sworn before me, this 29th day of September, 1999.

Jean S Ogg
NOTARY PUBLIC

My Commission Expires: 10-21-2001