06575537
11/15/99 11:2:46
RECEIVED
TAX

This Instrument Prepared By:
JAMES S. HIGGINS
HIGGINS & HIMMELBERG
311 White Bridge Road
Nashville, Tennessee 37209
(615) 353-0930

mail

Address New Owner:	Send Tax Bills To:	Map-Parcel #
John Richardson Dean 613 Lynnbrook Drive Nashville, Tennessee 37209	Same	103-4-171

BOOK 11743 PAGE 380

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, We, Edna Lucille Rideout, and husband David Rideout, by these presents do hereby quitclaim and convey unto John Richardson Dean, his successors and assigns, all our right, title and interest in and to the following described tract of land:

Being Lot No.5 of Block 13 in Sylvan Park Subdivision in West Nashville, a plan of which is of record in Book 332, page 104, Register's Office for said County.

Said Lot No. 5 of Block 13 fronts 50 feet on the southerly side of Utah Avenue, formerly Seventh Ave., and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to John Richardson Dean and Edna Lucille Rideout by deed from Jessie Lee Smitha Dean, of record in Book 10050, page 581, Register's Office of Davidson County, Tennessee.

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

This improved property is commonly known as 4409 Utah Avenue, Nashville, Tennessee, Davidson County, Tennessee 37209.

This property description is taken from a previous deed.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON] The actual consideration or value whichever is greater, for this transfer is $ 67,000 Zero .

Sworn to and subscribed
before me this 11 day of
November, 1999.

x Edna Y Rideout
AFFIANT

My commission expires: July 26, 2001

NOTARY PUBLIC

11/15/99 03CHECK 258.90

WITNESS our hands this 11th day of November, 1999, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x Edna Y Rideout
EDNA LUCILLE RIDEOUT

David N. Rideout, Sr.
DAVID RIDEOUT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, James Higgins, a Notary Public in and for said County and State, the within named, Edna Lucille Rideout, and husband, David Rideout, 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 within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11 day of November, 1999.

NOTARY PUBLIC

My commission expires: July 24, 2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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99 NOV 15 PM 2:45

CAMT	67000.00
CON TX	247.90
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	258.90
CHECK	258.90

11/15/99 01 14:47 0001 1483

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1539160