Davidson County DEEDQC
Recvd: 10/17/01 08:04 2pgs
Fees:17.00 Taxes:0.00

20011017-0112901

SEND TAX BILLS TO:

John Thomas Nesbitt
1501-21st Avenue North
Nashville, TN 37208

MAP AND PARCEL NUMBERS:

82-13-55

QUITCLAIM DEED

THIS INDENTURE, made and entered into the 14th day of October, 2001.

WITNESSETH:

That for and in consideration of love and affection (and no monetary consideration) and other good and valuable consideration, receipt of which is hereby acknowledged and for the express purpose of establishing a record ownership of title, I, John Thomas Nesbitt, hereby grants, bargains, sells, conveys, remises, releases and forever quitclaims to Renard A. Hirsch, Sr. Trustee, all rights, title, interest, claim or demand of mine in and to the following described property, to wit:

Being lot 21, of the S. A. Champion's Subdivision of Lots Nos. 85 to 168, and 169 to 228, and Lots 235 to 252 inclusive, in the Harding plan as registered in Book 21, Page 80, of the Register's Office of said county, said subdivision being recorded in Book 161, page 132 of said register's Office. Said lot 20 front 50 feet on the West side of 21st Avenue North, formerly Estrella Str. and extend back between parallel lines Westwardly, 154.7 feet to an alley, said property was conveyed to J. W. Sensing and wife by deed from Charles F. Lampley recorded in Book 369, Page 602 of said Register's office.

And being part of the same property conveyed to Fannie Nesbitt by deed of record in book 1025, Page 101, RODC Tennessee.

Being also the same property conveyed to Henry C. Nesbitt and wife, Geraldine Nesbitt by deed of record in Book 1164, Page 602, Register's Office of Davidson County, Tennessee.

Being also part of the same property conveyed to John Thomas Nesbitt by Last Will and Testament of Henry C. Nesbitt, Sr. of record in the Office of the Davidson County Probate Court Clerk, Docket # 99P-735. (Geraldine Nesbitt having predeceased Henry C. Nesbitt, Sr.)

This is improved property known as 1503-21st Avenue North, Nashville, Tennessee 37208.

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

TOGETHER with all rights, title, and interest, if any of the grantors, in and to any streets and roads abutting the above described premises to the center line thereof.

The GRANTORS grant and convey the premises herein granted unto the GRANTEE, the heirs or successors and assigns of said GRANTEE forever.

And now, I the said Renard A. Hirsch, Sr., Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto John Thomas Nesbitt, his heirs and assigns the same property hereinabove described and set forth, to which reference is here made. Said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premise, as above set forth.

IN WITNESS WHEREOF, the parties have hereunto set their signatures this day and date first above written.

John Thomas Nesbitt

John Thomas Nesbitt

Renard A. Hirsch, Trustee

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

Personally appeared before me Brenda Maxwell, a Notary Public in and for said county and state, John Thomas Nesbitt and Renard A. Hirsch, Trustee, with whom I am personally acquainted, who executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 16th day of October, 2001.

Brenda Maxwell
Notary Public

My Commission Expires: 01-29-05

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

Personally appeared before me _____, a Notary Public in and for said County and State, _____, with whom I am personally acquainted, who executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this _____ day of _____, 2001.

_____
Notary Public

My Commission Expires: _____

The actual Consideration or value of this transfer, whichever is greater, is Love and Affection, no monetary consideration.

Renard A Hirsch
Affiant

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

Personally appeared before me Brenda Maxwell, a Notary Public in and for said County and State, Renard A. Hirsch, with whom I am personally acquainted, who executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 16th day of October, 2001.

Brenda Maxwell
Notary Public

My Commission Expires: 01-29-05

This Instrument Prepared By:

Renard A. Hirsch, Sr.
Attorney At Law
One Vantage Way, Suite B-105
Nashville, Tennessee 37228
615-242-5003

The Name And Address Of The New Owners Are:

John Thomas Nesbitt
1501-21st Avenue North
Nashville, Tennessee 37208