PREPARED BY:
Thomas H. Ware, Esquire
1800 Parkway Towers
404 James Robertson Parkway
Nashville, Tennessee 37219
(615) 242-8107

Davidson County DEEDQC
Recvd: 05/10/02 08:20 3pgs
Fees:17.00 Taxes:0.00
20020510-0057733

QUITCLAIM DEED

Address of New Owner:	Katherine Majors 2308 St. Louis Street Nashville, Tennessee 37208
Send Tax Bills To:	Katherine Majors 2308 St. Louis Street Nashville, Tennessee 37208
Map/Parcel Numbers:	92-4 357, 358 & 359

KNOW ALL MEN BY THESE PRESENTS:

That NATHANIEL P. KELLY, for and in consideration of the sum of $1.00, cash in hand paid, and other good and valuable consideration, and for the express purpose of making a transfer and conveyance, does hereby quitclaim, transfer and convey unto Irma Katherine Majors, a single person, her heirs, successors and assigns, all of his right, title or interest in and to the following described tract of land located in Davidson County, Tennessee, including any legal or equitable interest whatsoever he may have, to wit:

"TRACT ONE: Being part of Lot No. 145 on the plan of Samuel Watkins Estate Property, as of record in Book 57, page 13, Register's Office for said County, and described as follows: BEGINNING at a point in the westerly margin of Twelfth Avenue North 48.4 feet south of the southerly margin of the first alley north of Jo Johnston Avenue, which alley is sometimes called Milson Avenue; thence westerly 40.3 feet to a point; thence southerly 27.5 feet to a point; thence easterly 40.3 feet to the westerly margin of Twelfth Avenue North; thence with the margin of the same northerly 28 feet, more or less, to the point of beginning.- - - - - - - - - - - - - -

TRACT TWO: Being the northerly portion of Lot No. 143 and the northerly portion of the west side of Lot No. 144 on the plan of Samuel Watkins Estate Property, of record in Book 57, page 13, Register's Office for said County, and described as follows: SAID parts of said lots adjoin and front together 62 feet on the southerly side of the first alley north of Jo Johnston Avenue, which alley is sometimes called Milson Avenue, and run back between parallel lines 78 feet west of and parallel to Twelfth Avenue North, formerly Clay Street, the westerly line of said lot running back

along the easterly margin of the first alley west of Twelfth Avenue North, 77 feet, more or less, to a dead line. - - - - - - - - - - - - -

TRACT THREE: Being part of Lots No. 144 and 145 on the plan of Samuel Watkins Estate Property, as of record in Book 57, page 13, Register's Office for said County, described partly by a survey made by George W. Watkins, Surveyor, May 5, 1954, as follows: BEGINNING at an iron pin in the southwesterly corner of the property conveyed to Forrest M. May by deed from Harry Wittwede, Substitute Trustee, as of record in Book 2702, page 602, said Register's Office, also being 53.4 feet south of the southerly margin of a 20-foot alley; thence with the southerly boundary line of said May's tract easterly 37.7 feet to the west face of a brick wall; thence with the same southerly 22.9 feet, more or less, to a point in the northern boundary line of the property conveyed to George Kesterson by deed from Mary Lou Harding, of record in Book 1535, page 403, said Register's Office; thence with said Kesterson's line westerly 7.4 feet, more or less, and continuing with the same southerly 3 feet to the northeasterly corner of the property conveyed to Irene S.P. Francis, et. al., by deed from Sam Garfinkle, of record in Book 1736, page 340, said Register's Office; thence with said Francis' line westerly 25.5 feet, more or less; thence northerly 22.9 feet, more or less, to the beginning. - - - - - - - - - - - -

TRACT FOUR: Being part of Lots No. 144 and 145 on the plan of Samuel Watkins Estate Property, as of record in Book 57, page 13, Register's Office for said County, described according to a survey made by George W. Watkins, Surveyor, May 5, 1954, as follows: BEGINNING at the southwesterly corner of Twelfth Avenue North and the first alley north of Jo Johnston Avenue, formerly Line Street; thence with the southwardly margin of said alley westwardly 78 feet to an iron pin; thence southwardly 53.4 feet to an iron pin; thence eastwardly 37.7 feet to the west face of a brick wall; thence with the westerly face of said wall northwardly 5 feet to the north face of said wall; thence with the northerly face of said wall, eastwardly 40.3 feet to a nail in the westerly margin of Twelfth Avenue North; thence with said Avenue northwardly 48.4 feet to the beginning. - - - - - - - - - -

Being the same property conveyed to William Allen Kelly and wife, Willie Alberta Kelly, by deed from Douglas A. Cox, single and unmarried, as of record in Book 5043, page 408, Register's Office for Davidson County, Tennessee.

The said William Alen Kelly having died on December 22, 1985, and being survived by his wife, Willie Alberta Kelly.

The said Willie Alberta Kelly, unmarried, having died testate in Nashville, Davidson County, Tennessee, on October 29, 1999, and the Last Will and Testament of Willie Alberta Kelly having been admitted to probate for minument of title in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, case number 02P-689 by Order entered on April 17, 2002

This is improved property known as 605-607 Twelfth Avenue North."

WITNESS my hand this 17th day of April, 2002

X _____
NATHANIEL P. KELLY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named bargainor, NATHANIEL P. KELLY, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this the 17th day of April, 2002.

_____
NOTARY PUBLIC
My Commission Expires: My Commission Expires March 26, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is none.

X _____
NATHANIEL P. KELLY

Sworn to and subscribed before me this the 17th day of April, 2002.

_____
NOTARY PUBLIC
My Commission Expires: My Commission Expires March 26, 2005