Davidson County DEEDQC
Recvd: 09/04/03 09:26 2pgs
Fees:17.00 Taxes:0.00
20030904-0128358

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me this 13th day of August, 2003.

JEFFERY W. HART NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 9-30-06

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Philip Chanin 3810 Richland Avenue Nashville, Tennessee 37205	SAME	MAP 104-09 PARCEL 39

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN ($***10.00) DOLLARS, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an undivided one-half interest in each party Joint With Rights of Survivorship,

I, Philip Chanin, unmarried, for the express purpose of creating an undivided one-half interest Joint with Rights of Survivorship in Philip Chanin and Nilufer Barbour, by these presents do hereby quitclaim and convey unto Mitchell A. Watts, Trustee, his successors and assigns, all right, title and interest that I/we may have in the following described tract or parcel of land, to wit:

BEING parts of Lots Nos. 199 and 201 in Block 10, Division "A" of the plan of the Richland Realty Company which plan is of record in Book 161, page 151, Register's Office for Davidson County, Tennessee.

SAID parts of said Lots Nos. 199 and 201 are more particularly described as follows:

BEGINNING at a point on the northern margin of Richland Avenue 500.0 feet east of the easterly margin of Wilson Avenue; running thence northerly and parallel with the western margin of Christopher Street 192.5 feet to a point; thence easterly in a line parallel to the northern margin of Richland Avenue 55.0 feet to a point; thence southerly in a line parallel with the western margin of Christopher Street 192.5 feet to a point on the northern margin of Richland Avenue; thence westerly with the said margin of Richland Avenue 55.0 feet to the point of beginning.

BEING the same property conveyed to Margaret J. Chanin by Quitclaim Deed from Val Sanford, Trustee, of record in Book 4386, page 132, Register's Office for Davidson County, Tennessee; the said Margaret J. Chanin, unmarried, having since conveyed a One percent (1.00%) undivided interest in subject property to Philip Chanin by Quitclaim Deed of record in Book 9316, page 972, Register's Office for Davidson County, Tennessee; the said Margaret J. Chanin having since died testate and by her Last Will and Testament of record as Instrument No. 20010523-0053401 in the Register's Office for Davidson County, Tennessee, devised her interest in subject property to Philip Chanin.

This is improved property known as 3810 Richland Avenue, Nashville, Tennessee 37205.

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

And now, I, the said Mitchell A. Watts, as Trustee, and no further or otherwise and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Philip Chanin and Nilufer Barbour, both unmarried, as joint tenants with rights of survivorship, their heirs and assigns, all right, title and interest that I, as Trustee, may have in the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this 13th day of August, 2003.

Philip Chanin

Mitchell A. Watts, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip Chanin, 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 this 13th day of August, 2003.

Notary Public

My Commission Expires: 9-30-06

JEFFERY W. HART NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mitchell A. Watts, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of August, 2003.

Notary Public

My Commission Expires: 9-30-06

JEFFERY W. HART NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.