PICK-UP

Davidson County DEEDQC
Recvd: 08/05/04 16:20 2pgs
Fees:12.00 Taxes:0.00
20040805-0094602

QUITCLAIM DEED

BARBARA F NORTHINGTON and CHARLES NORTHINGTON, husband and wife, Grantors, City of NASHVILLE, County of DAVIDSON , State of TENNESSEE, hereby QUITCLAIM to HOWARD L REYNOLDS AND ALLIETTE J FLIPPIN, dated the1ST day of August, year 2004, Grantees, for valuable consideration the receipt of which is hereby acknowledged, the following described RESIDENCE located in DAVIDSON County, State of TENNESSEE, subject to the encumbrances owed thereon, to-wit:

The property commonly known as 1615 14TH AV NORTH and more particularly described as follows:

1615 FOURTEENTH AVE N, NASHVILLE TN

An undivided half interest in

1615 FOURTEENTH AVE N, NASHVILLE TN

THE HOWARD L REYNOLDS AND ALLIETTE J FLIPPIN HAVE FULL RIGHTS TO SELL OR ENCUMBER THE PROPERTY HEREIN SET FORTH.
WITNESS, the hands of said Grantors this 1 day of AUGUST, 2004

Charles Northington CHARLES NORTHINGTON
Barbara F Northington BARBARA NORTHINGTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 1st day of August, 2004, personally appeared before me Charles & Barbara F. Northington the signers of the within instrument, who duly acknowledged to me that they executed the same.

Notary Public Gwendolyn M. Thomas
Residing at: 3815 Cranshaw, Nash. Tn. 37207

My commission expires: 5-29-05

Prepared By:
BARBARA F NORTHINGTON
CHARLES NORTHINGTON
4012 W HAMILTON RD
NASHVILLE TN 37218

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 0
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August 2004.
Deputy Register

Map 81-11
Parcel 381

New Owners & Send Tax Bills To:
Howard L. Reynolds & Alliette J. Flippin
1728 Dr. D.B. Todd Jr. Blvd.
Nashville, TN 37208

T.A.I.

7539

Installment Deed

BOOK 7539 PAGE 381

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Barbara F. Northington and husband, Charles Northington (NAME)	Same (NAME)	081-11
4012 W. Hamilton Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P-381 ctd
Nashville, TN 37218 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN THOUSAND AND NO/100 ($10,000.00) Dollars, cash THREE THOUSAND AND NO/100 ($3,000.00) Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder SEVEN THOUSAND AND NO/100 ($7,000.00) Dollars, Grantees have executed

their promissory note in the sum of Seven Thousand ($7,000.00) Dollars, payable on the first day of each month commencing 1 June, 1988, in monthly installments of One Hundred ($100.00) Dollars, without interest, so long as said installments shall be paid timely. If delinquent, interest at the rate of six (6%) percent shall be paid on any unpaid installment.

"Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $ 7,000.00"

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, ROBERT FLIPPIN

have this day bargained and sold, and do hereby transfer and convey unto the said BARBARA F. NORTHINGTON and husband, CHARLES NORTHINGTON (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

The southerly 33-1/2 feet of the northerly 50 feet of Lot No. 275 in McGavock and Wetmores Second Addition to Nashville, called the addition to the Town of McGavock, fronting 33-1/3 feet on the west side of Alberta Avenue and extending back westerly between parallel lines 170 feet to an alley, and being the same property conveyed to Karen M. West by deed of M. E. Roop Trustee, executed April 5, 1926 and of record in Book 692, page 759, Office of the Register of Deeds of Davidson County, Tennessee;

And further being the same property conveyed to Robert Flippin and wife Lillie Flippin, by deed dated September 15, 1926, and of record in Book 725, page 201, Office of the Register of Deeds of Davidson County, Tennessee. Lillie Flippin, wife of Robert Flippin, has died.

THIS INSTRUMENT PREPARED BY
HOWELL, FISHER, [illegible]
401 COURT SQUARE BUILDING
NASHVILLE, TENNESSEE 37201
BY: [signature] ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of May, 88

[signature] Notary Public

My commission expires: (Affix Seal)

This is (unimproved) (improved (X)) property, known as 1615 Fourteenth Ave., N., Nashville, TN (House Number) (Street) (P. O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Barbara F. Northington and husband, Charles Northington their (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1988 Metro taxes, which are assumed by Buyers. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Barbara F. Northington, and husband, Charles Northington, their (successors), heirs and assigns, against the lawful claims of all persons.

And now, for the purpose of better and more effectually securing the payment of said lien indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Barbara F. Northington and husband, Charles Northington, hereinafter referred to as trustors, hereby transfer and convey unto Allistte Flippin Trustee her successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:

Trustors agree to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire insurance company, or companies, for the sum of $ 10,000.00, or at least the maximum insurable value, until the indebtedness herein secured is fully paid, and to have the loss, if any, made payable on the policy, or policies, to said trustee for the benefit of the lawful owner or holder of said indebtedness as his interest may appear.

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