Davidson County DEEDQC
Recvd: 07/22/05 12:54 2 pgs
Fees:12.00 Taxes:0.00
20050722-0085595

QUITCLAIM DEED

ALLIETTE J FLIPPIN, Grantor, City of NASHVILLE, County of DAVIDSON , State of TENNESSEE, hereby QUITCLAIM to BARBARA F NORTHINGTON AND ALLIETTE J FLIPPIN, dated the 22ND day of JULY, year 2005, 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:

Source: 6001 480

The property commonly known as 1728 DR D B TODD JR BV and more particularly described as follows:

1728 DR D B TODD JR BV, NASHVILLE TN

An undivided half interest in

1728 DR D B TODD JR BV, NASHVILLE TN

THE BARBARA F NORTHINGTON AND ALLIETTE J FLIPPIN HAVE FULL RIGHTS TO SELL OR ENCUMBER THE PROPERTY HEREIN SET FORTH.
WITNESS, the hands of said Grantors this 22 day of JULY, 2005

ALLIETTE J FLIPPIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 22nd day of July, 2005, personally appeared before me Aliette J. Flippin the signers of the within instrument, who duly acknowledged to me that they executed the same.

Notary Public
Residing at:

DARREN L. LORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My commission expires: My Commission Expires JULY 21, 2007

Tax Bills to
New Owner
ALLIETTE J FLIPPIN
1728 DR D B TODD BV
NASHVILLE TN 37208

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 22 DAY OF July 20 05
Deputy Register

Prepared by Barbara F. Northington

BOOK 6001 PAGE 480

FORM NO. WD-1

H 29222

RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0 (NONE)

Affiant

IDENTIF. REFERENCE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 1983

Notary Public

Feb 2 | 10 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

COMMISSION EXPIRES: 7/27/86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bone & Woods, P.C., Tenth Floor, US Bank Building, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alliette John Flippin (NAME)	Same (NAME)	81-11 159
1728 18th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37208 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I Alliette John Flippin, Executrix of the estate of Ellie Mae Vance Northern, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alliette John Flippin

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the First Civil District of Davidson County, Tennessee, being Lot No. 1 on the plan of McGavock Re-subdivision of Lot No. 397, as of record in Book 5190, page 669, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument, said monument located at the southeast corner of the property conveyed to A. P. Johnson by deed of record in Book 2283, page 445 of the Register's Office for Davidson County; thence, with the easterly margin of 18th Avenue North, South 34° 03' 27" East, 52.00 feet to an iron pin; thence, leaving the easterly margin of 18th Avenue North, North 40° 00' East, 147.17 feet to an iron pin in the westerly margin of 17th Avenue North, same being the northwest corner of the property conveyed to Spencer Northern and wife, Josephine Northern, by deed of record in Book 2924, page 179 of the Register's Office for Davidson County; thence, with the westerly margin of 17th Avenue North, North 50° 00' West, 50.00 feet to an iron pin located at the northeast corner of the A. P. Johnson property; thence, with Johnson's easterly line, South 40° 00' West 132.89 feet to the point of beginning, containing 7,000.57 square feet, according to a survey performed by William M. Keel, Registered Land Surveyor, dated July 30, 1982.

Being a portion of the property conveyed to Lucian Northern and wife, Ellie Northern, by deed from Beatrice Finley of record in Book 641, page 339, Register's Office for Davidson County, Tennessee. The said Lucian Northern and wife, Ellie Northern, have since died and Alliette John Flippin was appointed Executrix of the estate of Ellie Mae Vance Northern by the Probate Court of Davidson County, Tennessee.

This is unimproved (X) property, known as 1728 18th Avenue North, Nashville, Tennessee 37208
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25th day of January, 1983

ALLIETTE JOHN FLIPPIN

Executrix of the estate of Ellie Mae Vance Northern, Deceased

4961

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G 480