BILL GARRETT, Davidson County
Trans:T20120081520 DEEDQC
Recvd: 10/26/12 12:10 3 pgs
Fees:17.00 Taxes:0.00
20121026-0098386

This Instrument Prepared by:
DOMINIC J. LEONARDO
Attorney at Law
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.**
Clarence Michael Lovell	Same	072 090 087.0

2926 Lisa Drive

Springfield, TN 37172

FOR AND IN CONSIDERATION of $0.00 and other good and valuable consideration, **MARY ROBERTO LOVELL,** aka Mary N. Lovell by these presents does hereby quitclaim and convey unto **CLARENCE MICHAEL LOVELL,** and his heirs, successors and assigns, all right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Being Lot No. 35 on the map of Dozier Place as of record in Book 974, Page 51, Register's Office for said county.

Said Lot No. 35 front 75 feet on the southerly side of Dozier Avenue and runs back between lines 108.4 feet on the westerly line and 114.3 feet on the easterly line to a dead line in the rear on which it measures 83.6 feet.

Being the same property conveyed to Clarence A. Lovell and wife, May N. Lovell, by deed from Eugenia Reale, unmarried, of record in Book 71, page 219, Register's Office for Davidson County, Tennessee. The said Clarence A. Lovell predeceased his wife, Mary N. Lovell, on or about 10-28-2008. *see attached

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

This is improved property known as 1000 Dozier Place, Nashville, Davidson County, Tennessee 37216.

Witness my hand this 26 day of October, 2012.

Mary Roberto Lovell

MARY ROBERTO LOVELL

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 bargainor, MARY ROBERTO LOVELL, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26 day of October, 2012.

DOMINIC J. LEONARDO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/3/2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me this 26 day of October, 2012.

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/3/2015

DOMINIC J. LEONARDO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

1782

For and in consideration of the sum of $ ----------$10.00---------- DOLLARS

----------TEN AND NO/100----------

CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

I, EUGENIA REALE, UNMARRIED

have bargained and sold, and by these presents do transfer and convey unto the said

CLARENCE A. LOVELL, JR. AND WIFE, MARY N. LOVELL

THEIR heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

LAND NEAR THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 35 ON THE MAP OF DOZIER PLACE, AS OF RECORD IN BOOK 974, PAGE 51, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 35 FRONTS 75 FEET ON THE SOUTHERLY SIDE OF DOZIER AVENUE AND RUNS BACK BETWEEN LINES, 108.4 FEET ON THE WESTERLY LINE AND 114.3 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 83.6 FEET.

BEING THE SAME PROPERTY CONVEYED TO EUGENIA REALE BY DEED FROM JOHN B. REALE, OF RECORD IN BOOK 1133, PAGE 438, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL RESTRICTIVE COVENANTS AND EASEMENTS APPLICABLE TO THE ABOVE DESCRIBED PROPERTY.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CLARENCE A. LOVELL, JR. AND WIFE, MARY N. LOVELL

THEIR heirs and assigns, forever.

And I do covenant with the said CLARENCE A. LOVELL, JR. AND WIFE, MARY N. LOVELL that I AM lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, EUGENIA REALE, UNMARRIED do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to the said land to the said CLARENCE A. LOVELL, JR. AND WIFE, MARY N. LOVELL

THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 16 day of DECEMBER, 19 49.

Eugenia Reale

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Albert M. Phillips, a Notary Public in and for said County and State, the within named EUGENIA REALE, UNMARRIED

the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 16TH day of DECEMBER, 19 49.

Commission expires Oct 7, 1951

Albert M. Phillips
Notary Public

85261

WARRANTY DEED

FROM

EUGENIA REALE, UNMARRIED

TO

CLARENCE A. LOVELL, JR. AND WIFE, MARY N. LOVELL

KIMBROUGH PHILLIPS COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
DEC 17 1949
at 11:35 A.M.
and recorded in Book 2119
Page 71
FELIX Z. WILSON, Register
By J. M. Reeves
Dep. Reg.

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