BILL GARRETT, Davidson County
Trans:T20130038622 DEEDQC
Recvd: 05/08/13 14:57 2 pgs
Fees:12.00 Taxes:0.00

20130508-0046703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 3-7-2017

(AFFIX SEAL)

JON D. LONG NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2017

THIS INSTRUMENT WAS PREPARED BY
JON D. LONG, ATTORNEY AT LAW, 4800 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED NOR OPINION PROVIDED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MALCOLM L. MIMMS, SR.	**SAME**	**092-07-0-334.00**
(NAME) **1900 WARNER STREET**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MALCOLM L. MIMMS, SR., FOR THE EXPRESS PURPOSE OF CREATING A TENANCY BY THE ENTIRETY,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **MALCOLM L. MIMMS, SR. AND WIFE, PAULA MIMMS,** 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:

Tract 2 (shown as part of Tract I, Parcel I on the Deed of Trust)

A parcel of land in Davidson County, Tennessee, described according to a survey made by Turner Engineering Company, Inc. dated November 27, 1968, as follows:

Being part of the Augustus J. Warner Property, as of record in Book 57, page 41, Register's Office for said County, and a part of a 15-foot alley that was closed and vacated by City Ordinance No. 187 and property immediately west of said lot, described as follows:

Beginning at an iron pin at the northwesterly corner of 19th Avenue North and Milson Avenue, formerly Warner Street; thence with the northerly margin of said Avenue as follows; South 65 deg. 15' West 199.70 feet to an iron pin; South 61 deg. West 317.10 feet to an iron pin; thence with an off-set in said Avenue; South 29 deg. East 10 feet to a P.K. nail in the northerly margin of a 20-foot alley; thence with the margin of said alley, South 61 deg. West 126 feet to a spike in pavement, the northeasterly corner of said alley and 20th Avenue North; thence along the margin of said Avenue, North 28 deg. 20' West 243.80 feet to an iron pin in the southerly right-of-way of the L & N Railroad; thence with the right-of-way of said Railroad, as follows: North 53 deg. 53' East 298.65 feet to an iron pipe; North 53 deg. 14' East 172 feet to an iron pin; thence North 35 deg. 30' West 6.80 feet; thence North 53 deg. 20' East 186 feet to the westerly margin of 19th Avenue North; thence with the margin of said Avenue, South 31 deg. 38' East 136.90 feet and South 24 deg. 09' East 204 feet to the beginning, containing 4.21 acres, more or less.

Included in the above description but expressly excluded therefrom is the following:

Being Lot No. 1 as shown on the Subdivision of the Johnny-Reb Corporation Property, of record in Book 7900, page 298, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Tract 2 is also described as Lot No. 2 as shown on the Subdivision of the Johnny-Reb Corporation Property, of record in Book 7900, page 298, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Malcolm L. Mimms, Sr. from Donald R. Wolfe, Sr. dated August 8, 1994 by deed of record in Book 9431, page 263, Register's Office for Davidson County, Tennessee.

This is the same description as prior deed.
Malcolm Mimms, Malcolm L. Mimms and Malcolm L. Mimms, Sr. are one and the same person.

Unimproved ( )
This is improved(X) property known as **627 19th AVENUE NORTH, NASHVILLE, TN 37203**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 7th day of May, 2013.

MALCOLM L. MIMMS, SR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Malcolm L. Mimms, Sr.,** 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 at office this 7th day of May, 2013.

My Commission Expires: 3-7-2017

JON D. LONG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2017

Notary Public