THIS INSTRUMENT WAS PREPARED BY: **HALLMARK TITLE COMPANY** **100 BLUEGRASS COMMONS BLVD., SUITE 115** **HENDERSONVILLE, TN 37075** BILL GARRETT, Davidson County Trans:T20140041192 DEEDQC Recvd: 06/11/14 13:52 2 pgs Fees:12.00 Taxes:0.00 20140611-0050886	STATE OF Tennessee COUNTY OF Sumner. THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS _____ day of December, 2013. NOTARY PUBLIC MY COMMISSION EXPIRES: 7-26-15

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
William A. Radford and Sonceria Julia Radford	Same as New Owner	**08112045600**
1703 5th Ave. North	(NAME)	**08112018200**
Nashville, TN 37208	(STREET ADDRESS)	**08112017900**
	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William A. Radford, "GRANTOR", by these presents, does hereby quitclaim and convey unto William A. Radford and Sonceria Julia Radford, hereinafter called "GRANTEES", their successors, heirs and assigns all of his rights, title and interests in and to a certain tract or parcel of land in **Davidson** County, State of **TENNESSEE**, described as follows, to-wit:

TRACT 1 – 1617 Delta Avenue
Parcel 081-12-0-182.00

LAND in Davidson County, Tennessee, being the Northwesterly 20 feet of Lot No. 306 and the Southeasterly 2 feet of Lot No. 304 of the North Nashville Real Estate Company's Plan of Lots of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

SAID parts of said Lots adjoin and front together 22 feet on the Southwesterly side of Delta Avenue and run back between parallel lines 160 feet to an alley.

TRACT 2 – 0 Delta Avenue
Parcel 081-12-0-456.00

LAND in Davidson County, Tennessee, being part of Lot No. 302 and 2 separate parts of Lot 304 on the North Nashville Plan of lots recorded in Book 21, Page 105, Register's Office for Davidson County, Tennessee, more particularly described as follows, according to a survey dated January 6, 1972, by John M. Sullivan, Civil Engineer:

BEGINNING on the Westerly side of ramp off of Interstate 40 (said ramp leads into Delta Avenue); said beginning point is North 68° 27" West, 31.36 feet North 83° 25.8', being the Southeast corner of Tract B and the Northeast Corner of Tract A, continuing with the Westerly margin of Delta Avenue, North 83° 23.46' to the Northeast corner of Tract B, also the Southeast corner of Tract C; thence continuing with the westerly margin 84° 38" West 44.3 feet to the Northeast corner of Tract C; thence 38° 30" west 28.2'; thence South 51° 30" East 4 feet; thence South 38° 30" 60 feet to the Easterly margin of an alley, thence with the Easterly margin South 51° 30" East 28 feet, continuing with the Easterly margin of the Alley 51° 30" East 20 feet to the Southwest corner of Tract B, being also the Northwest corner of Tract A; thence North 38° 30" East, 131.21 feet to the point of beginning. The deed to Tract B is recorded in Book 3848, Page 625, R.O.D.C., Tenn., and the deed to Tract C is recorded in Book 3848, page 622, R.O.D.C., Tenn.

TRACT 3 – 1619 Delta Avenue
Parcel 081-12-0-179.00

LAND in Davidson County, Tennessee, being Lot No. 302 on the plan of North Nashville Real Estate Company's Plan of Lots of record in Book 21, page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 302 fronts 50 feet on the westerly side of Delta, formerly Hamburg Street, and runs back between parallel lines 160 feet to an alley.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUED HEREFROM is that part of said property conveyed to Sam Garfinkle and Lou Lusky by deed from Ora L. Smith of record in Book 1493, page 289, said Register's Office, described as follows:

Being part of the southerly 4 feet of Lot No. 302 on the Map of North Nashville Real Estate Company's Plan of Lots, which plat is of record in Book 21, page 105, RODC, TN; said part of said lot fronts 4 feet on the westerly side of Delta Avenue and runs back 100 feet to a point, and being more particularly described as follows:

Beginning at a point on the westerly margin of Delta Avenue on the dividing line between Lot Nos. 302 and 304, running thence westerly 100 feet to a point; thence northeastwardly to a point 4 feet North of the dividing line between Lots 302 and 304 and 60 feet west of Delta Avenue; thence parallel and 4 feet north of the dividing line between said 2 lots eastwardly 60 feet to the westerly margin of Delta Avenue; thence Southerly 4 feet to the point of beginning.

ALSO INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUED HEREFROM is that part of said property decreed to The State of Tennessee, by decree from the State of Tennessee vs Ora L. Smith, entered in Circuit Court No. A-4156 and recorded in Book 4221, page 367, said Register's Office, described as follows:

Beginning at a point in the southwesterly margin of Delta Avenue, said point being the common corner of the southeasterly 4 feet and the northwesterly 46 feet of Lot 302 on the Map of North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, page 105, Register's Office for Davidson County, Tennessee; thence with the line of severance of the southeasterly 4 feet and the northwesterly 46 feet of said Lot 302, South 42 deg. 24' 41" West 67.74 feet to a point on an arc having a radius of 682.62 feet and being concave to the north; thence westerly along said arc, curving to the right, 53.77 feet to a point in the common line between Lots 300 and 302 in the aforesaid subdivision; thence with the common line between said Lots 300 and 302, North 42 deg. 24' 41" East 95.69 feet to a point in the southwesterly margin of Delta Avenue; thence with the southwesterly margin of Delta Avenue and the northeasterly boundary of said Lot 302, South 47 deg. 24' 01" East 46 feet to the point of beginning.

ALSO condemned a slope easement described as follows:

Beginning at a point in the common line between Lots 300 and 302 on the Map of North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, page 105, Register's Office for Davidson County, Tennessee, said point being located South 42 deg. 24' 41" West 95.69 feet from the southwesterly margin of Delta Avenue as surveyed along said common line, said point also being on an arc having a radius of 682.62 feet and being concave to the north; thence with and binding on the Right-of-Way taking previously described herein, easterly along said arc, curving to the left, 53.77 feet to a point in the line of severance of the southeasterly 4 feet and the northwesterly 46 feet of said Lot 302, said point being located South 42 deg. 24' 41" West 67.74 feet from the southwesterly margin or Delta Avenue, as surveyed along said line of severance; thence with said line of severance South 42 deg. 24' 41" West 17.26 feet to a point; thence North 77 deg. 51' 01" West 53.26 feet to a point in the common line between said Lots 300 and 302; thence with the common line between said Lots 300 and 302, North 42 deg. 24' 41" East 16.31 feet to the point of beginning, containing 753 square feet, more or less.

Being the same property conveyed to William A. Radford, by Warranty Deed from Joyce E. Page, dated June 9, 2014 and recorded in Instrument No. 20140611000508 84, in the Register's Office of Davidson County, Tennessee.

This is improved property, known as 0, 1617 and 1619 Delta Avenue, Nashville, TN 37208

WITNESS our hands this **9th** day of **June, 2014.**

William A. Radford

STATE OF **TENNESSEE**
COUNTY OF **SUMNER**

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **William A. Radford**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this **9th** day of June, 2014.

Notary Public

My Commission Expires: 7-26-15

JENNIFER A. HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY