BILL GARRETT, Davidson County
Trans:T20150030126 DEEDQC
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Fees:12.00 Taxes:0.00
20150421-0035574

THIS INSTRUMENT PREPARED SOLELY FROM DOCUMENTS PROVIDED WITH NO TITLE OPINION BY: WILLIAM TIMOTHY HILL 201 4TH AVENUE NORTH SUITE 1800 NASHVILLE, TN 37219	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $-0-. Calvin Wayne Dallas Affiant SUBSCRIBED AND SWORN to before me, this 21st day of April, 2015. Notary Public My Commission Expires:_____

ADDRESS NEW OWNERS: Calvin Wayne Dallas 601 Vanoke Drive Madison, TN 37115	SEND TAX BILLS TO: Calvin Wayne Dallas 601 Vanoke Drive Madison, TN 37115	MAP-PARCEL NUMBER: 19-072.05-0-030.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00), I, Phyllis Jean Ezell, Grantor, by these presents do hereby quitclaim and convey unto Calvin Wayne Dallas, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 10th Ward of the City of Nashville formerly the 12th, Civil District of Davidson County Tennessee, being the easterly 100 feet of "Business Block B" on the Plan of Rothwood, Section One, as of record in Book 1424, page 134, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of East Trinity Lane, formerly Trinity Lane, at the southeast corner of the property conveyed to Winton L Thompson and wife, by deed from George F. Roth, and wife, as of record in Book 1881, page 95, said Register's Office; thence with said Thompson's easterly line, parallel to and 125 feet from the center line of Ambrose Avenue, northerly 180 feet, more or less, to the southerly margin of a 20-foot alley; thence with the southerly margin of said alley, easterly 80 feet, more or less, to a monument at the beginning of a curve; thence along a curve to the right, having a radius of 20 feet, southeasterly 31.4 feet to a monument in the westerly margin of Ambrose Avenue; thence with the westerly margin of Ambrose Avenue; southerly 138.7 feet to a monument at the beginning of a curve; thence along a curve to the right, having a radius of 20 feet southwesterly 31.5 feet to a monument in the northerly margin of East Trinity Lane; thence with the northerly margin of East Trinity Lane, westerly passing a monument at 5.1 feet, in all 80 feet, more or less, to the beginning.

Included in the above described tract of ground, but excluded is that portion of the same conveyed by Johnson Lumber Company to the State of Tennessee, by deed of record in Book 4098, page 589, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the north margin of Trinity Lane and runs with the boundary line between the lands of Johnson Lumber Company and W.L. Thompson northerly 11.08 feet to a

point; thence south 82 degrees 08 minutes 07 seconds east, 98 feet to a point; thence with a curve to the right 17 feet to a point in the north margin of Trinity Lane; thence with said margin north 83 degrees 20 minutes 17 seconds west, 80 feet to the point of beginning, containing 857 square feet, more or less and being a part of the same land conveyed to Johnson Lumber Company by deed of record in Book 2995, page 368, Register's Office Davidson County, Tennessee.

There is also conveyed an easement for a slope: beginning at a point in the northwest corner of the above described land and runs northerly with Thompson's east boundary line 10 feet to a point; thence easterly 101 feet to a point; thence with a curve to the right 10 feet to a point; thence north 82 degrees 08 minutes 07 seconds west, 98 feet to the point of beginning containing 960 square feet.

The land upon which the slope easement is conveyed may be used by the grantor(s) for any purposes which does not affect the lateral support, maintenance, or drainage of the adjoining highway.

Being the same property conveyed to Kenneth Dallas by deed of record at book 5586, page 804, Register's Office for Davidson County, Tennessee and Kenneth Dallas having died on November 12, 2012 and Last Will & Testament in Davidson County Probate Case No.: 13P136, Nashville, Davidson County, Tennessee and Evelyn Dallas having died July 31, 2014 and Last Will & Testament of Probate in Davidson County Probate Case No.: 14P1548, Nashville, Davidson County, Tennessee.

Being a portion of the property conveyed to Calvin Wayne Dallas and Phyllis Jean Ezell, from Phyllis Jean Ezell by Executrix Quitclaim Deed dated _____ and recorded _____ at Instrument No.: 20150421-0035573 Register's Office for Davidson County, Tennessee.

This is improved property known as 919 East Trinity Lane, Nashville, TN 37216.

IN WITNESS WHEREOF, I have hereunto set my hand this the 21ST day of April, 2015.

Phyllis Jean Ezell
PHYLLIS JEAN EZELL

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 PHYLLIS JEAN EZELL, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of April, 2015.

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ -0-
Affiant

Subscribed and sworn before me this the
21 Day of APRIL, 2015
A. Sweeney, Deputy Register