QUITCLAIM DEED

Address/ New Owner
Oscar W. Jeffries and wife, Rosemary Jeffries
946 T S Jackson Avenue
Nashville, TN 37209

Send Tax Bills To
Oscar Jeffries
1023 Island Brook Dr.
Hendersonville, TN 37075

Map Parcel No.
92-5-54

FOR AND IN CONSIDERATION OF One dollar ($1.00), Cash in hand paid, the receipt of which is hereby acknowledged, **Joan Elaine Franklin** by these presents do hereby quitclaim and convey unto **Oscar W. Jeffries and Rosemary Jeffries,** her fee simple interest, and, **all** of her rights and interest in and to the following described tract of land described as follows, to-wit:

Being Lot No 45 and the northerly 25 feet front and 17 feet rear of Lot No. 46 College Hill Subdivision, Section II, as of record in book 2133, page 52, Register's Office for said County.

Said Lot and said part of said lot front 100 feet on the easterly side of 37th Avenue North, and extends back 144.98 feet on the northerly line of lot No. 45 and 143 feet, more or less, along the southerly line of premises, to a dead line in the rear on which they measure 72.6 feet.

Being the same real property conveyed to Joan Elaine Franklin by Quitclaim Deed with a life estate for Arthur E. Franklin and wife, Luther Bell Franklin (both are now deceased) of record in Book 9083, Page 544, said Register's Office.

This conveyance is made subject to a 5-foot public utility easement along north line of lot No. 45, 10 foot public utility easement along rear line of premises, 25 foot building setback line from 37th Avenue North, and conditions of owners certificate, as shown on plan of record in book 2133, page 52, Register's Office for said County; and to restrictive covenants contained in instrument of record in book 2156, page 41, said Register's Office.

This is improved property known as: 946 T S Jackson Avenue, Nashville, Tennessee, previously known as 946 37th Avenue North, Nashville, Tennessee 37209

State of Tennessee
County of DAVIDSON

The ***actual consideration of value whichever is greater, for this transfer is $ 140,000.00.***

Subscribed and sworn to before me, this the 26th day of OCT 2015.

Notary Public
My Commission expires 4SEP2017

Affiant

EFRAIN MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150091936 DEEDQC
Recvd: 10/28/15 14:30 2 pgs
Fees:13.00 Taxes:518.00
20151028-0109825

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

Witness _____ hand this 26th day of OCT 2015, the corporate party, if any having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joan Elaine Franklin

JOAN ELAINE FRANKLIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before, EFRAIN MARTINEZ II , A Notary Public in and for said County and State, the within named **JOAN ELAINE FRANKLIN** the Bargainor(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument the purposes therein contained.

WITNESS my hand and official at Nashville, Tennessee the 26th day of OCT 2015.

Efrain Martinez II Notary Public My commission expires: 11 SEP 2017

EFRAIN MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument was prepared by: Attorney Edward T. Kindall, 2510 Scovel Street, Nashville, Tennessee 37208