This instrument was prepared by:
H. Stanley Allen, Jr., Attorney
21st Floor, L & C Tower
Nashville, Tennessee 37219

QUIT-CLAIM DEED

BOOK 5062 PAGE 1

New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Marian Fitzgerald 2108 Scott Avenue Nashville, Tenn.	Kimbrough-Kavanaugh & Assoc. 404 James Robertson Parkway Nashville, Tennessee	Map 72-14 Par. 408

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AUG 25 MISC B* 4.00 * 4.00

The actual consideration or value, whichever is greater, for this transfer is love and affection and no monitary consideration.

X Lucius Fitzgerald
Affiant

Subscribed and sworn to before me, this 2nd day of August, 1976.

My Commission Expires: 11/13/77

Mrs. Virginia Pinkston
Notary Public

NOTARY PUBLIC DAVIDSON CO. TENN. MRS. VIRGINIA PINKSTON

For and in consideration of love and affection (and no monitary consideration), I, Lucius Fitzgerald, by these presents to hereby quitclaim and convey unto Marian E. Fitzgerald, unmarried, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Jean's Estates of record in Book 3500, page 144, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 73.6 feet on the westerly side of Scott Avenue and runs back between lines 98 feet on the northerly line and 127.4 feet on the southerly line to a dead line on which it measures 77.6 feet.

Being the same property conveyed to Lucius Fitzgerald and Marian E. Fitzgerald by deed from Exquisite Homes, Inc., of record in Book 3951, page 843, Register's Office, Davidson County, Tennessee. The said Lucius Fitzgerald and wife, Marian E. Fitzgerald having been since divorced on the 12th day of April, 1976, by decree of record in Minute Book 100B, page 995, Circuit Court Clerk's Office, Davidson County, Tennessee.

This is improved property known as 2108 Scott Avenue, Nashville, Tennessee.

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

IT WITNESS WHEREOF, I have hereunto set my hand on this the 2nd day of August, 1976.

X Lucius Fitzgerald
Lucius Fitzgerald

NOTARY PUBLIC DAVIDSON CO. TENN. VIRGINIA PINKSTON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named Lucius Fitzgerald, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of August, 1976.

My commission expires:
11/3/77

Mrs. Virginia Pinkston
Notary Public



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T
IDENTIF. REFERENCE

AUG 25 | 11 PM '76

FELIX [illegible] J REGISTER
DAVIDSON COUNTY, TENN.