THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 New Long Hollow Pike, Goodlettsville, Tennessee, 37072

QUITCLAIM DEED

BOOK 5723 PAGE 564

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mildred M. Mallard	SAME	15 D 2 6110
3931 Baxter Av. Nashville 37216		61-15 35

THIS QJITCLAIM DEED made and entered into on the day and date last written by and between Jerry L. Davis, unmarried, hereinafter referred to as the Grantor, and Mildred M. Mallard, hereinafter referred to as the Grantee;

W I T N E S S E T H:

That for and in consideration of the sum of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I, Jerry L. Davis, unmarried, have this day sole and do hereby transfer and convey all of my right, title and interest in the property below described to Mildred M. Mallard with the full intent and purpose to vest the said Mildred M. Mallard with title thereto in fee simple and by this conveyance the said Mildred M. Mallard, her heirs and assigns, are hereby vested with title in fee simple to said real estate in Davidson County, Tennessee, described as follows:

Being the northerly 68.7 feet front and 60.6 feet rear of Lot No. 54 on the Plan of the Subdivision of the Maplewood Home Tract, of record in Plat Book 421, Page 174, Register's Office, Davidson County, Tennessee.

Said part of Lot No. 54 fronts 68.7 feet on the westerly side of Baxter Street and runs back 225 feet more or less, on the southerly line and 225.4 feet on the northerly line to a dead line in the rear on which it measures 60.6 feet.

Being the same property conveyed to Jerry L. Davis, unmarried, by deed from Floyd E. Taylor and wife, Georgia Lee Taylor, of record in Book 5219, Page 339, Register's Office Davidson County, Tennessee.

This conveyance is subject to an easement of record in Book 3904, Page 923, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

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

03/20 6.00 - CHECK

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IN WITNESS WHEREOF, Jerry L. Davis, unmarried, has hereunto set her hand this the 13 day of March, 1981.

Jerry L Davis

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 Jerry L. Davis, unmarried, the bargainor, with whom I am personally acquainted, and who acknowledge that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison Tennessee, this the 13 day of March, 1981.

Billy Joe Seals
NOTARY PUBLIC

My commission expires: 4-18-82

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 0.

Mildred M. Mallard
AFFIANT

Subscribed and sworn to before me, this the 20 day of March, 1981.

Billy Joe Seals
NOTARY PUBLIC

My commission expires: 4-18-82

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN. MAR 20 11 41 AM '81 IDENTIF. REFERENCE

334020

RUSH