THIS INSTRUMENT PREPARED BY:
ROBINSON & GWIN, ATTORNEYS
225 Lebanon Road - Box 425
Mt. Juliet, Tenn. 37122

Mail

BOOK 6239 PAGE 729

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP-PARCEL
Nancy Portal Mattos, et al	Fidelity Federal S/L	Map 118-1
918 Kirkwood Avenue	401 Union Street	Parcel 432
Nashville, TN. 37204	Nashville, TN. 37219	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of all of which is expressly acknowledged, we, **Larry Byron McNeil and wife, Wanda Gayle McNeil,** hereinafter called the Grantors, have bargained and sold and do hereby quitclaim and convey unto **Nancy Portal Mattos, remainderman, an undivided 42.4%** and the Bair Trust, an undivided 57.6%, hereinafter called the Grantees, their successors and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being the southeast part of a lot marked "Mrs. Ring's Lot" on the map of W. D. Gale's Kirkwood Addition, of record in Plan Book 332, page 76, Register's Office for said County, and described according to a survey made by Earle Drake, October 6, 1934, as follows:
>
> Beginning on the northerly margin of Kirkwood Avenue, formerly Vaulx Lane, the southeast corner of Ring's Lot being the southwest corner of W. B. Gale's residence lot; thence with Gale's west line northerly 167 feet to the southerly margin of an alley; thence with the southerly margin of said alley, westerly 84 feet to Mrs. Ring's northeast corner; thence with her easterly line southerly 178.5 feet to the northerly margin of Kirkwood Avenue; thence with the northerly margin of said avenue, easterly 87 feet to the beginning.
>
> Being the same property conveyed to Larry Byron McNeil and wife, Wanda Gail McNeil, by deed from Thomas Patrick Seigenthaler and wife, Veronica S. Seigenthaler, as of record in Book 4732, page 125, Register's Office for Davidson County, Tennessee.
>
> Larry B. McNeil and Larry Byron McNeil are one and the same person.
>
> Wanda G. McNeil, Wanda Gail McNeil and Wanda Gayle McNeil are one and the same person.

This is improved property known as 918 Krikwood Avenue, Nashville, Tennessee 37204.

02/29 6.00 CHECK

9432

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

IN WITNESS WHEREOF, we have hereunto set our hands this the 10th day of February, 1984.

LARRY BYRON McNEIL WANDA GAYLE McNEIL

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Larry Byron McNeil and wife, Wanda Gayle McNeil,** the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing Quitclaim Deed for the purposes therein contained, this the 10th day of February, 1984 1984, at Arcadia, California.

NOTARY PUBLIC

My Commission Expires: 3-6-87

OFFICIAL SEAL
CAROLE DE AVILA
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Mar. 6, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this the 28th day of ~~January~~ FEBRUARY, 1984.

NOTARY PUBLIC

My Commission Expires: 4-21-85

IDENTIF. REFERENCE

FEB 29 3 10 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

10575