QUITCLAIM DEED

3204 01/11 6.00- CHECK

FORM NO. WD-1

BOOK 6473 PAGE 504

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January 19 85

Notary Public

MY COMMISSION EXPIRES: 1-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney

Suite 200, Realtors Building, 306 Gay Street, Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Talley, etal (NAME)	Kentucky Mortgage Company (NAME)	148-15-192
P. O. Box 120722 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 13013 (STREET ADDRESS)	5DU-59412
Nashville, TN 37212 (CITY) (STATE) (P.O. ZIP)	Lexington, Kentucky 40512 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James A. Flexer

HEREINAFTER CALLED THE GRANTORS, HAVE ~~BARGAINED AND SOLD~~ Quitclaimed, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Talley and Martin S. Komisar

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ~~A CERTAIN TRACT OR PARCEL OF LAND~~ my one-half undivided interest in and to COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 30 on the plan of Revised Haywood Forest, of record in Book 5200, page 2, Register's Office for said County.

SAID Lot No. 30 fronts 56.12 feet on the northerly margin of Sheila Drive and extends back 145.57 feet on the easterly line and 141.15 feet on the westerly line to a line in the rear, measuring 58.02 feet thereon.

BEING the same property conveyed to James A. Flexer, a ½ undivided interest, James Talley, a ¼ undivided interest and Martin S. Komisar, a ¼ undivided interest by deed from David Wyatt and wife, Peggy Wyatt, of record in Book 6467, page 187, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, know as 154 Sheila Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

~~TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.~~

Witness my hand this 11th day of January 19 85

James A. Flexer

STATE OF TENNESSEE }
Davidson County }

BOOK 6473 PAGE 505

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Flexer

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 11th day of January 1985

Commission expires 1-18-87

Notary Public

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE }
Davidson County }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted * and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

* or proved to be on the basis of satisfactory evidence.

QUITCLAIM DEED

~~WARRANTY DEED~~

FROM

James A. Flexer

TO

James Talley and Martin S. Komisar

I. DYKE TATUM, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

IDENTIF. REFERENCE

17.9.4.9.0

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN

JAN 11 3 36 PM '85

RECEIVED