BK 20

This Instrument Was Prepared By:

BOOK 6533 PAGE 842

Robert L. Smith
Attorney at Law
Suite 201, Citizens Plaza
400 Deadrick Street
Nashville, TN 37219

QUITCLAIM DEED

THIS INDENTURE, made and entered into the 18th day of August, 1985.

BETWEEN ANN WALLACE MODLEY, of Nashville, Tennessee, hereinafter referred to as GRANTOR, and NITA MODLEY SMITH, of Nashville, Tennessee, hereinafter referred to as GRANTEE;

W I T N E S S E T H:

That for and in consideration of love and affection (and no monetary consideration) and good and other valuable consideration, paid by the GRANTEE to the GRANTOR, receipt of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells, conveys, remises, releases and forever quitclaims to the GRANTEE, all rights, title, interest, claim or demand of GRANTOR in and to the following described property, to wit:

> Being the easterly one-half of Lot No. 82 on the Plan of Belmont Land Company's "Belmont Heights" as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.
>
> Said Part of said lot fronts 50 feet on the northerly side of Beechwood Avenue and extends back between parallel lines 188 feet to an alley.
>
> Being the same property conveyed to ANN WALLACE MODLEY by deed of record in Book 3871, page 669 and Book 5020, page 360, Register's Office for Davidson County, Tennessee.

This is improved property known as 1302 Beechwood, Avenue, Nashville, Tennessee.

TOGETHER with all right, title, and interest, if any of the grantor, in and to any streets and roads abutting the above-described premises to the center line thereof.

The GRANTOR grants and conveys the premises herein granted unto the GRANTEE, the heirs or successors and assigns of said GRANTEE forever.

The GRANTOR grants and conveys the premises herein granted unto the GRANTEE, the heirs or successors and assigns of said GRANTEE forever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his signature this day and date first above written.

Ann Wallace Modley
ANN WALLACE MODLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public in and for said County and State, the within named ANN WALLACE MODLEY, Grantor, 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, this 18th day of August, 1985.

Renard A. Hirsch
NOTARY PUBLIC

My commission expires: July 18, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

297.62 IDENTIFICATION REFERENCE AUG 19 3 30 PM '85 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

Ann Wallace Modley
Affiant - ANN WALLACE MODLEY

Subscribed and sworn to before me, this 18th day of August, 1985.

Renard A. Hirsch
NOTARY PUBLIC

My comission expires: July 18, 1987

SEND TAX BILLS TO:

First Federal Savings & Loan
236 Fourth Avenue, North
Nashville, Tennessee 37219

MAP & PARCEL

118-1
No. 2

New Owner:
Nita L. Smith
3210 Doverside Dr.
Nash. TN 37207