THIS INSTRUMENT WAS PREPARED BY:
JOSEPH G. CUMMINGS
222 Third Avenue North
P. O. Box 198062
Nashville, TN 37219

ADDRESS NEW OWNER AND
SEND TAX BILLS TO:

Virginia B. Sherling
337 Vivelle Avenue
Nashville, TN 37210

MAP/PARCEL NO.

105-16/255

BOOK 7013 PAGE 311

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF love and affection (and no monetary consideration), I, Randolph R. Sherling, Sr., by these presents do hereby quitclaim and convey unto Virginia B. Sherling, her heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of real estate in Davidson County, Tennessee described as follows, to wit:

LAND in Davidson County, Tennessee, being Lots Nos. 31 and 32 on the Map of the Subdivision of the Jane Watkins' Tract, as of record in Plan Book 2, page 108, of the Chancery Court at Nashville.

Said Lot No. 31 fronts 79 feet on the northerly side of Vivelle Avenue and runs back 226 feet, more or less, on the easterly line and 183 feet along the easterly margin of the Nolensville Turnpike or 4th Avenue, South on the westerly line to a dead line in the rear on which it measures 190 feet, more or less.

Said Lot No. 32 adjoins Lot No. 31 on the east and fronts 50 feet on the northerly side of Vivelle Avenue and runs back 235 feet, more or less, on the easterly line and 226 feet, more or less, on the westerly line to said dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Randolph R. Sherling, Sr. and wife, Virginia B. Sherling, by deed from Phillip Saindon, Jr. and Gerald D. Richardson of record in Book 4172, page 519, Register's Office for Davidson County, Tennessee.

This Quitclaim Deed is executed pursuant to the provisions of Tennessee Code Annotated §66-1-110, for the purpose of terminating a tenancy by the entirety between the said Randolph R. Sherling, Sr. and wife, Virginia B. Sherling, in the above described real estate and vesting title thereto in the said Virginia B. Sherling in fee simple.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is none.

Randolph R. Sherling
Affiant

Subscribed and sworn to before me this 14th day of Oct., 1986.

Janet Dunlap
Notary Public
My Commission Expires July 9, 1988

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

WITNESS my hand this 14th day of Oct., 1986.

RANDOLPH R. SHERLING, SR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Davidson, a Notary Public in and for said State and County, the within named Randolph R. Sherling, Sr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 14th day of October, 1986.

Ruth Bentley
Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
July 9, 1989

54197

IDENTIFICATION REFERENCE

Oct 17 3 59 PM '86

FELIX E. WILSON, REGISTER
DAVIDSON COUNTY, TN