QUITCLAIM DEED

FROM: NANCY-ANN E. MIN

TO: BYRON R. TRAUGER

This instrument was prepared by:
James G. Martin, III
Farris, Warfield & Kanaday
Nineteenth Floor
Third National Financial Center
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
2509 Oakland Avenue Nashville, Tenn. 37212	Same	117-4 15

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Nancy-Ann E. Min vs. Byron R. Trauger, Civil Action No. 87D-2622, Probate Court of Davidson County, Tennessee and that there was no other consideration given for the transfer.

Byron R. Trauger
Affiant

Sworn to and subscribed before me, this 10th day of December, 1987.

Linda F. Perry
Notary Public

My Commission Expires: 3-8-89

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION OF the sum of Zero Dollars ($0.00), and in accordance with the terms and conditions of the Divorce Decree and Marital Dissolution Agreement in that certain case styled Nancy-Ann E. Min vs. Byron R. Trauger, Civil Action No. 87D-2622, Probate Court for Davidson County, Tennessee, Nancy-Ann E. Min has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said Byron R. Trauger, his heirs, successors, and assigns, all of her right, title and interest in and to those certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Tract I

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 197 in the Belmont Land Co.'s Plan of lots called "Belmont Heights" as of

record in Plan Book No. 421, page 34, Register's Office for said County. The said southerly 50 feet of Lot No. 197 fronts on the westerly side of Oakland Street and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Byron R. Trauger and wife, Nancy-ann E. Min from Robert I. Winner and Susan G. Winner by deed of record in Book 6489, Page 127, Register's Office for Davidson County, Tennessee

This is improved property known as 2509 Oakland Avenue, Nashville, Tennessee.

TRACT II

Land lying in the 16th Councilmanic District of Nashville, Davidson County, Tennessee and being the northerly 25 feet of Lot 198 on a plat of the resubdivision of Lots 198 and 197, Belmont Heights, of record in Plat Book 6200 at page 498, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the westerly right-of-way of Oakland Avenue, said point being the southeasterly corner of the herein described property; thence S 81 deg. 57 min. 12 sec. E 175.00 feet to an iron pin in the easterly margin of a 15 foot alley; thence with said alley N 9 deg. 27 min. 37 sec. E 25.00 feet to Trauger's southwesterly corner; thence with Trauger's southerly line, S 81 deg. 57 min. 12 sec. E 175.00 feet to the westerly margin of Oakland Avenue; thence with said avenue S 9 deg. 27 min. 37 sec. E 25.00 feet to the beginning.

Being the same property conveyed to Byron R. Trauger and wife, Nancy-Ann E. Min from Barbara J. Highers Hackett and husband, Rudy J. Trudel, by deed of record in Book 7081, Page 216, Register's Office for Davidson County, Tennessee.

This is unimproved property once known as 2515 Oakland Avenue, but now known as 2509 Oakland Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Byron R. Trauger, his heirs, successors, and assigns, forever.

Witness my hand this 4th day of December, 1987.

Nancy-Ann Min

NANCY-ANN E. MIN

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STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Nancy-Ann E. Min, a Notary Public of said County and State, Nancy-Ann E. Min, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of December, 1987.

Billie Dixon Young
Notary Public

My Commission Expires: May 13, 1990

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

PUSH

89584

IDENTIFICATION REFERENCE

DEC 10 3 37 PM '87

DAVIDSON COUNTY, TN

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