THIS INSTRUMENT PREPARED BY: PATRICIA SPICER CARDEN, ATTORNEY-AT-LAW
101 Westpark Drive, Building One, Suite 350
Brentwood, TN 37027

BOOK 7454 PAGE 316

QUITCLAIM DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO/MTGEE	MAP & PARCEL NOS.
M.T. Michael F. Tune, et ux	SAME/NONE	Pt. 15DZ 10640
1411 Kirkland Avenue		Pt. 072-07-0-321.00
Nashville, TN 37216		

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar and other valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Patrick S. Long and wife, Patti Jo Long

does hereby transfer, quitclaim and convey unto M.T. Michael F. Tune and wife, Wanda Sue Tune

all right, title and interest that they may possess in the following described real property, to wit:

A tract of Land in Nashville, Davidson County, Tennessee being located in the Southwestern Quadrant of the intersection of Riverside Drive (80') and Kirkland Avenue (50') and being more particularly described as follows:

Beginning at a point in the Westerly margin of Riverside Drive and the Southerly margin of Kirkland Avenue and being the Northeasterly corner of Lot 4 of the L. A. Warren' s Resubdivision of Block "C" R. M. Dudley's Subdivision as evidenced in Book 843, page 102, R.O.D.C., Tennessee. Thence with the Southerly margin of Kirkland Avenue in a Westerly direction a distance of 488.5± to an iron pin being the most Northeasterly corner of Michael F. Tune, Etux property as evidenced in Book 7085, page 291, R.O.D.C., Tennessee. Thence in a Southerly direction S 11 deg. 18 min. 08 sec. E a distance of 188.2± to a iron pin in the Northerly line of said tract and the Michael F. Tune, Etux property to the true point of Beginning thence:

1) Severing the lands of Patrick S. Long, Etux as evidenced in Book 5545, page 37, R.O.D.C., Tennessee S 11 deg. 18 min. 08 sec. E a distance of 27.30' to a iron pin thence;

2) S 80 deg. 29 min. 26 sec. W a distance of 50.02' to a iron pin thence;

3) N 11 deg. 18 min. 08 sec. W a distance of 41.50' to a iron pin in the Southerly line of said Tune tract thence;

4) With said Southerly line, S 83 deg. 48 min. 08 sec. E a distance of 52.43' to the Point of Beginning and containing 1,719.99 square feet or 0.0395 acres.

Being a portion of the property conveyed to Patrick S. Long and wife, Patti Jo Long, as evidenced in Book 5545, page 37, R.O.D.C., Tennessee.

This property is subject to a T.V.A. Easement as evidenced in Book 1136, page 167, R.O.D.C., Tennessee.

This conveyance is subject to any and all restrictions, easements or deeds of trust which may appear of record.

WITNESS my hand this 15 day of January, 1988.

Patrick S. Long

Patti Jo Long

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said County, Patrick S. Long and wife, Patti Jo Long the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 15 day of January 1988.

Brenda L. Reynolds
NOTARY PUBLIC

My Commission Expires Sept. 11, 1990

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ -0- 400.00.

Patrick S. Long
Affiant

Subscribed and sworn to before me, this the 15 day of January 1988.

Brenda L. Reynolds
Notary Public

My Commission Expires Sept. 11, 19[illegible]

My commission expires: _____

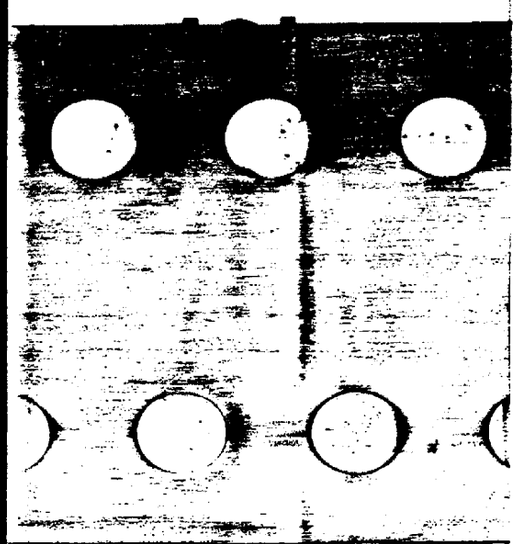
99545

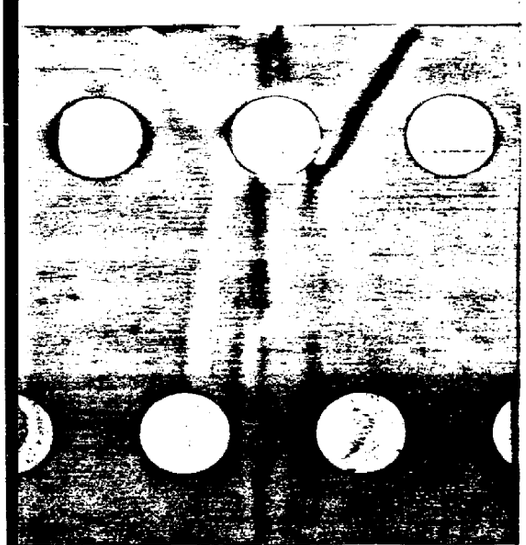
IDENTIFICATION REFERENCE

JAN 22 12 18 PM '88

FELIX Z. MEDONALD REGISTER
DAVIDSON COUNTY, TN

RUSH





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	400.00
CON TX	1.12
PRFEE	0.50
MDEED	6.00
BANK	7.62
CHECK	7.62

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/22/88 01 12:22 0001 0545

99545

IDENTIFI REFERENCE

JAN 22 12 18 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 55478