mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
Bank of Goodlettsville, Suite 301
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

BOOK 7545 PAGE 381

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NOS.
Nicholas Jiran 3917 Stilton Dr. Nashville, Tn. 37207	Same as New Owner	41-11-54

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between PAULINE SUTTON JIRAN, hereinafter referred to as the "GRANTOR", and NICHOLAS JIRAN, hereinafter referred to as the "GRANTEE";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLAR cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I, PAULINE SUTTON JIRAN, have this day bargained, sold and quitclaimed unto NICHOLAS JIRAN, his heirs or assigns, all of my right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 394 on the Plan of Bellshire Estates, Section "A", as of record in Book 2331, page 115, Register's Office for said County.

SAID Lot No. 394 fronts 100 feet on the northeasterly side of Stilton drive and runs back 391 feet on the northwesterly line and 297.5 feet on the southeasterly line to a dead line in the rear on which it measures 131.4 feet thereon.

BEING the same property conveyed to Pauline Sutton Jiran and Nicholas Jiran, as joint tenants with right of survivorship, by Quitclaim Deed from Joseph B. Pitt, Jr. of record in Book 5407, page 103, Register's Office for Davidson County, Tennessee.

By this conveyance, PAULINE SUTTON JIRAN conveys her one-half (½) undivided interest in and to the property hereinabove

THIS INSTRUMENT PREPARED UPON INFORMATION FURNISHED BY THE PARTIES.

described to NICHOLAS JIRAN to the effect that NICHOLAS JIRAN now owns the said property in fee simple.

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

IN WITNESS WHEREOF, the undersigned has hereunto set her hand this the 16th day of May, 1988.

Pauline Sutton Jiran
PAULINE SUTTON JIRAN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAULINE SUTTON JIRAN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 16th day of May, 1988.

NOTARY PUBLIC

My Commission Expires: 1-10-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

Nicholas Jiran
Affiant

Sworn to and subscribed before me this the 16th day of May, 1988.

NOTARY PUBLIC

My Commission Expires: 1-10-89

IDENTIFICATION REFERENCE

30920

MAY 17 8 17 AM '88
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN