THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:
PATSY E. FLANIGAN
907 N. Graycroft
Madison, TN 37115

MAP/PARCEL NUMBER: BOOK 7771 PAGE 745
MAP 72-12
PARCEL 306

SEND TAX BILLS TO:
SAME

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ —0—.

AFFIANT

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-22-92

0867 1.

FEB 13 3 40 PM '89

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, including the unpaid balance of a certain indebtedness in the original principal amount of $29,400.00, payable to Diversified Mortgage Corporation, of record in Book 5051, page 903, Register's Office for Davidson County, Tennessee, I, PAUL C. KOULAKOV, hereinafter referred to as GRANTOR, do hereby quitclaim and convey unto the said PATSY E. FLANIGAN, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, all of MY right, title and interest in and to certain real estate in DAVIDSON County, Tennessee, as follows, to-wit:

BEING Lot No. 61 on the Plan of BURCHWOOD GARDENS, SECTION II, as of record in Book 2900, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 61 fronts 80 feet on the Northside of Bershire Drive and runs back between parallel lines, 141 feet to a dead line.

BEING the same property conveyed to Paul C. Koulakov and Patsy E. Flanigan, as tenants in common, by Warranty Deed from Kyle M. Smith et ux, Evelyn J. Smith, of record in Book 6611, page 158, Register's Office for Davidson County, Tennessee.

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

WITNESS MY hand this 13th day of February, 1989.

Paul C Koulakov

PAUL C. KOULAKOV

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul C. Koulakov, the within named bargainor, 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, Tennessee, on this the 13th day of February, 1989.

Teresa C. Allen

notary public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-92.

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