QUITCLAIM DEED

BOOK 7859 PAGE 325

[Address New Owner(s) As Follows:]	Send Tax Bills To:]	Map-Parcel No.]
[	]	]
[Barbara Faye Fleming	]James A. Kirtland,etux]	Map 117-2]
[	] (Name)	]
[2831 Woodlawn Drive	]813 Brookhollow Road]	Parcel 24]
[(Street Address or Route No.)]	(Street Address)]	]
[Nashville, Tennessee 37215	]Nashville, TN 37205]	]
[(City) (State) (Zip)	](City)(State)(Zip)]	]

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a reconveyance to create a remainder fee title in and to Barbara Faye Fleming, subject to a life estate retained by Grantors. We, James A. Kirtland and wife, Georgia A. Kirtland, hereby reserving a life estate unto ourselves by these presents do hereby quitclaim and convey unto Barbara Faye Fleming, subject to a life estate retained herein,, her successors and assigns, all our right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Sharondale Subdivision of record in Book 3500, Page 127, Register's Office for said County. Beginning at a point in the northeasterly margin of Sharondale Drive at the corner of Lots Nos. 1 and 2; thence with the line between said lots, northeasterly 164.35 feet to the line of Lot No. 3; thence with the line between Lots 2 and 3 northwesterly 61.85 feet to the southeasterly margin of Woodlawn Drive; thence with the margin of the same, southwesterly as follows: 57.52 feet to a concrete monument; 60.33 feet to a concrete monument; 27.06 feet to a concrete monument at the beginning of curve; thence around said curve in a southerly direction 45.56 feet to the margin of Sharondale Drive thence with the margin of same, southeasterly 67.80 feet to the point of beginning.

This conveyance is made subject to the conditions of the recorded plan of record in Book 3500, Page 127, said Register's Office, providing for a 30 foot setback line from Woodlawn Drive (amended to 15 feet by instrument of record in Book 3871, Page 129); 60 foot setback line from Sharondale Drive and a proposed 5 foot street dedication for the widening of Woodlawn Drive.

Being the same property conveyed to James A. Kirtland and wife, Georgia A. Kirtland by deed from Gary W. Duncan and wife, Carol R. Duncan of record in Book 4761 Page 600 Register's Office, Davidson County, Tennessee.

[This instrument prepared by:	STATE OF TENNESSEE)]
[Harold E. Collins, Attorney	COUNTY OF DAVIDSON)]
[4800 Charlotte Avenue	The actual consideration or value]
[Nashville, TN 37209	whichever is greater, for this]
[	transfer is none .]
[	Barbara Faye Fleming]
[	Affiant]
[	Subscribed and sworn to before me]
[	this 31st day of May 1989.]
[	]
[	George Kirtland]
[	Notary Public]
[	My Commission Expires: 4-9-90]
[	(Affix Seal)]

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

Witness my hand this 30 day of May, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James A. Kirtland — JAMES A. KIRTLAND

Georgia A. Kirtland — GEORGIA A. KIRTLAND

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James A. Kirtland and wife, Georgia A. Kirtland, the within named bargainors, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 1989.

Joyce Jordan
NOTARY PUBLIC

My commission expires: 11-12-89

JOYCE JORDAN NOTARY PUBLIC DAVIDSON COUNTY TENN

RUSH

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN
JUN 7 11 23 AM '89

IDENTIFICATION REFERENCE

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