THIS INSTRUMENT PREPARED BY:
PHILIP W. DUER, ATTORNEY AT LAW
P. O. Box 3348
Nashville, Tennessee 37219-034
(615) 244-2070

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Albert Swaner, Jr.	Same	148-07-006
109 Luna Drive		
Nashville, TN 37211		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0 . Albert Swaner Jr.
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 24th DAY OF August, 1989.

MY COMMISSION EXPIRES: 1-23-93 Cynthia St. Clair
NOTARY PUBLIC

QUITCLAIM DEED

Pursuant to Paragraphs 4 and 5 of an Agreed Order entered in the Fifth Circuit Court for Davidson County, Tennessee, on September 18, 1981, as of record in Minute Book 43B, Page 958, of said Court, and as incorporated into the Final Decree of Divorce in the case of Fairy Jacquelyn Matthews Swaner v. Albert Swaner, Jr., Case No. 80D-3636, said Decree being entered on the 18th day of September, 1981, as of record in Minute Book 43B, Page 961, in and for the Fifth Circuit Court for Davidson County, Tennessee, I, Fairy Jacquelyn Matthews Swaner Taylor, (being one and the same as Fairy J. Swaner), presently married, do hereby transfer, convey, and forever quitclaim to Albert Swaner, Jr., and wife, Andrea Susan Rodgers Swaner, their heirs and assigns, any and all interest which I have in the following described tract or parcel of land, to-wit:

BEING Lot No. 513 on the Plan of Cherokee Hills, Section V, as of record in Book 3500, Page 142, Register's Office for said County.

SAID Lot No. 513 fronts 70.0 feet on the southerly margin of Luna Drive and extends back 179.7 feet on the easterly line and 166.7 feet on the westerly line to a rear line which measures 82.2 feet thereon.

BEING the same property conveyed to Albert Swaner, Jr., and wife Fairy J. Swaner, and Fannie Mai Swaner, by Deed from Donald R. Rich and Patsy H. Rich, as of record in Deed Book 5126, Page 704, Register's Office for said County. The said Albert Swaner, Jr., and Fairy J. Swaner having since divorced. By Agreed Order, of record in Minute Book 43B, Page 958, File No. 80-D-3636, Fifth Circuit Court for Davidson County, Tennessee, subject property was vested in Albert Swaner, Jr., Fairy J. Swaner, and Fannie Mai Swaner, as tenants in common, with each owning a one-third undivided interest. The said Fannie Mai Swaner having since died; the said Margaret Louise Williams, Mary Frances Smith, James Earl Swaner, and Albert Swaner, Jr., being the only heirs at law of Fannie Mai Swaner.

This is improved property generally known a 109 Luna Drive, Nashville, Davidson County, Tennessee, 37211.

This is not the usual place of residence of the Grantor.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY EFFECT THE PREMISES.

IN WITNESS WHEREOF, I have hereunto set my hand this 24th day of August, 1989.

Fairy Jacquelyn Matthews Swaner Taylor
FAIRY JACQUELYN MATTHEWS SWANER TAYLOR
(being one and the same as Fairy J. Swaner)

Joe C Taylor Jr
Joe Carroll Taylor, Jr.

Executing this Quitclaim Deed for the express purpose of quitclaiming and conveying any homestead or other right, title or interest in the aforegoing property as a result of being the spouse of the Grantor, Fairy Jacquelyn Matthews Swaner Taylor.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY appeared before me, a Notary Public in and for said County and State, Fairy Jacquelyn Matthews Swaner Taylor, 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 24th day of August, 1989.

Cynthia McClain
NOTARY PUBLIC

MY COMMISSION EXPIRES:
1-23-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY appeared before me, a Notary Public in and for said County and State, Joe Carroll Taylor, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of August, 1989,

MY COMMISSION EXPIRES:
1-23-93

Cynthia Sr. Elmore
NOTARY PUBLIC

6.1.1:7:7:

IDENTIFICATION REFERENCE

AUG 28 9 34 AM '89

FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY, TN

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