Fee 4.0

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr. Michael G. Shears	Same as Owner	TRACT I 82 5 37
114 20th Avenue South		II 82 5 36
Nashville TN. 37203		III 82 5 40
		IV 64 9-35

THIS INSTRUMENT PREPARED BY:

J. K. WOODARD
Attorney at Law
175 East Main Street, Second Floor
Hendersonville, TN 37075
Telephone: 822-0030

STATE OF TENNESSEE

COUNTY OF Davidson

THE actual consideration or value, whichever is greater for this transfer is $ 65,000.00.

Michael G. Shears
Affiant

SUBSCRIBED and sworn to before me on this the 20th day of December, 1989.

J. K. Woodard
NOTARY PUBLIC

My Commission Expires: 2/29/92

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, I, **JANICE B. WOODARD**, hereby quitclaim to **MICHAEL G. SHEARS**, all my interest in the following land, to wit:

TRACT NO. I: BEING the North 35 5/7 feet of Lot No. 138 on the Map of North Nashville Real Estate Co.'s plan of lots as of record in Book 32, Page 105, Register's office for Davidson County, Tennessee.

SAID part of Lot No. 138 fronts 35 5/7 feet on the West side of 5th Avenue North and runs back between parallel lines 182 feet, more or less, to an alley.

TRACT NO. II: BEING the South 14 2/7 feet of Lot No. 138 and the North 21 3/7 feet of Lot No. 140 on the Map of North Nashville Real Estate Co.'s plan of lots as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

SAID parts of said lots adjoin and front together 35 3/7 feet on the West side of 5th Avenue North and run back between parallel lines 182 feet, more or less to an alley.

TRACT NO. III: BEING the North 35 5/7 feet of Lot No. 142 on the Map of North Nashville Real Estate Company's Plan of lots, as of record in Book 21, Page 105, Register's office for Davidson County, TN.

SAID part of said lot fronts 35 5/7 feet on the West side of Fifth Avenue North and runs back between parallel lines of 182 feet, more or less, to an alley.

BEING the same property conveyed to JANICE B. WOODARD by instruments of record in Book 6775, Page 453 and Book 7270, Page 289, Register's Office for Davidson County, TN.

TRACT NO. IV: BEING Lots Nos. 12 and 14 in Block "K" of the Hadley Bend City Subdivision of the Hulme tract as of record in Book 421, Page 120, Register's Office for said County.

SAID Lots front together 50 feet on the West side of Church Street and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to JANICE B. WOODARD by instruments of record in Book 6755, Page 761, and Book 7270, Page 289, Register's Office for Davidson County, TN.

The said JOHNNY N. WOODARD joins in this conveyance to convey any marital or other rights he may have in said property by reason of his marriage to the said JANICE B. WOODARD.

This is (improved/unimproved) property known as 1625, 1629 and 1631 5th Avenue North, Nashville and 4107 Church Street, Old Hickory, TN.

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

WITNESS my hand, this 20th day of December, 1989.

Janice B. Woodard
JANICE B. WOODARD

Johnny N. Woodard
JOHNNY N. WOODARD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JANICE B. WOODARD and husband, JOHNNY N. WOODARD, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 20th day of December, 1989.

A. L. Mashburn
NOTARY PUBLIC

My Commission Expires: Feb 25 1992

NOTARY PUBLIC AT LARGE

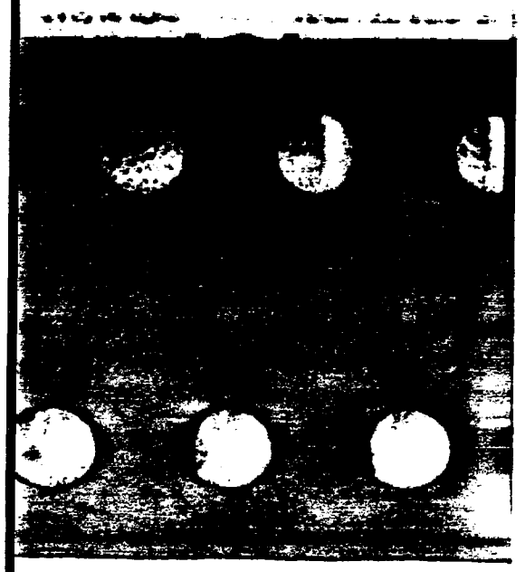
92028

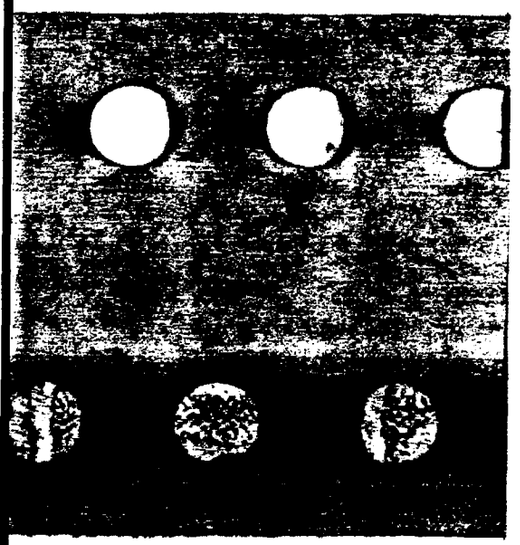
IDENTIFICATION REFERENCE

DEC 27 3 49 PM '89

DAVIDSON COUNTY, TN

8074 12/27 0101 03CHECK 221.50





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

RECEIVED OF _____

FOR _____

BOOK 8012 PAGE 867

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 65000.00
				CON TX 214.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 221.50
				CHECK 221.50

12/27/89 01 15:49 0001 8074

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.2 0.2 8.

IDENTIFICATION REFERENCE

DEC 27 3 49 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 279192