File 4V

BOOK 8012 PAGE 868

QUITCLAIM DEED

Address New Owner: Send Tax Bills to: Map-Parcel

Mr. Michael G. Shears Same as Owner

114 21st Avenue South 82-5-45

Nashville Tn 37203

THIS INSTRUMENT PREPARED BY:

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

92029

IDENTIFICATION REFERENCE

DEC 27 3 49 PM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF Davidson

THE actual consideration or value, whichever is greater for this transfer is $ 40,000.00.

Michael G. Shears
Affiant

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

NOTARY PUBLIC

My Commission Expires: Feb 29 1992

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 the said JANICE B. WOODARD'S one-half undivided interest in the following land, to wit:

LAND in Davidson County, Tennessee, being Lot No. 150 on the Plan of North Nashville Real Estate Company's property, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

SAID Lot No. 150 fronts 50 feet on the westerly side of 5th Avenue, North, formerly Sumner Street and runs back 181½ feet on the northerly line and 181 feet on the southerly line to an alley, measuring 509 feet thereon.

BEING the same property conveyed to JANICE B. WOODARD by instruments of record in Book 7505, Page 348 and in which a one-half undivided interest in the above property was conveyed to ELINOR B. WOODARD by Quitclaim Deed of record in Book 7701, Page 665, Register's Office for Davidson County, TN.

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

This is (improved/unimproved) property known as 1615 5th Avenue North, Nashville, 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

BOOK 8012 PAGE 869

STATE OF TENNESSEE

COUNTY OF DAVIDSON

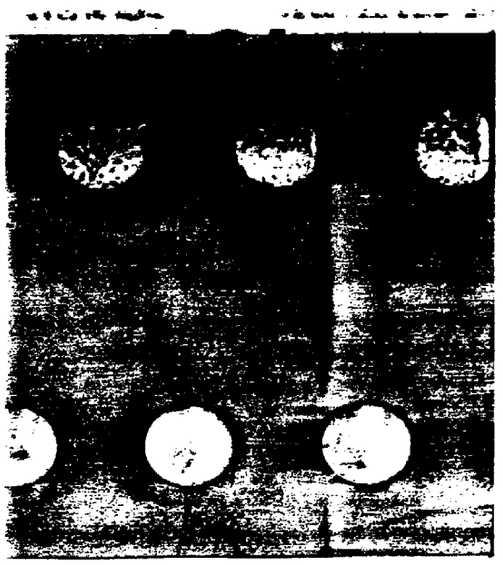
BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JANICE B. WOODARD and husband, JOHNNY N. WOODARD, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged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

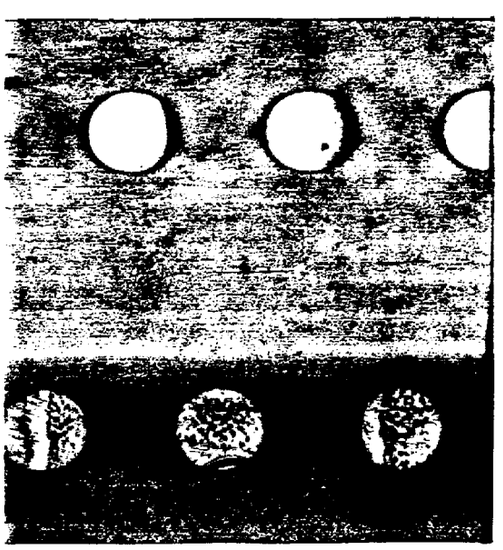
WITNESS my hand and official seal at Nashville, Tennessee, this the 14 day of December, 1989.

NOTARY PUBLIC

My Commission Expires: F. 20 1992

3075 12/27 0101 03CHECK 139.00





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8012 PAGE 870

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 40000.00
				CON TX 132.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 139.00
				CHECK 139.00
12/27/89	01			15:50 0001 8075

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.20.29

IDENTIFICATION REFERENCE

DEC 27 3 49 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 279193