MAP 105-16 PARCEL 222.00

This Instrument Prepared By:
HARTZOG, SILVA & DAVIES
Attorneys at Law
123 Fifth Avenue North
Franklin, Tennessee 37064

SEND TAX BILLS TO:	NAME OF NEW OWNER:	NAME OF MORTGAGEE:
William J. Leininger 4091 Murfreesboro RD. Franklin, TN 37064	William J. Leininger 4091 Murfreesboro RD. Franklin, TN 37064	None

QUITCLAIM DEED

THIS INSTRUMENT made and entered into on this the 16 day of July, 1990, by and between **MIKKIE ANN CLASON LEININGER**, party of the first part, and **WILLIAM JAMES LEININGER**, party of the second part;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the party of the first part conveys and quitclaims unto the party of the second part, all her right, title and interest in and to the following described real estate in Davidson County, Tennessee, being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Woodycrest, Section 3, as of record in Book 2083, page 21, Register's Office for said County, described as follows:
>
> Beginning on the northerly margin of Polk Avenue at the corner of lots Nos. 95 and 96; thence with the line between said two lots northwardly 144.1 feet; thence north 79° 29' east 32 feet; thence north 54° 46' east 43 feet to the corner of lots nos. 96 and 97; thence with the line between said two lots southwardly 168 feet to the northerly margin of Polk Avenue; thence with same westwardly 80 feet to the beginning.
>
> Being the same property conveyed to Saul J. Leininger and wife, Billie H. Leininger, by warranty deed from Russell B. Anderson and Ira J. Estes, Jr., of record in Book 2337, Page 478, Register's Office for Davidson County, Tennessee.
>
> The said Saul J. Leininger died on October 16, 1963, leaving Billie H. Leininger as the surviving tenant by the entirety. Billie H. Leininger died on September 15, 1980, leaving said property to her son, William James Leininger by virtue of her Last Will and Testament.

IN TESTIMONY WHEREOF, the Party of the First Part has hereunto set her signature, this the day and date first above written.

Mikkie Ann Clason Leininger
MIKKIE ANN CLASON LEININGER
Party of the First Part

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MIKKIE ANN CLASON LEININGER**, the bargainor, with whom I am personally acquainted (or whose identity was proven to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16 day of July, 1990.

M L McDowell
Notary Public

My commission expires:
10-5-93

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

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I certify that this transfer is made in accordance with a Divorce Decree entered in the Chancery Court for Williamson County, Tennessee, and for no other consideration.

William James Leininger
Affiant

SWORN TO and subscribed before me on this the 17th day of, August, 1990.

Linda C Adams
Notary Public

My commission expires:
6/14/94

62402

IDENTIF. REFERENCE

OCT 4 9 05 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.