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Prepared by:
Monica D. Edwards, Esq.
112 Stahlman Building
Nashville, Tennessee 37201

BOOK 8375 PAGE 738

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP** 59-5
Bobbie H. Fair	Fidelity Federal	Parcel 267
3040 Vistavalley Court	P.O. Box 2588	
Nashville, TN 37218	Nashville, TN	

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION the receipt of which is hereby acknowledged including the agreement of the parties as contained in the Final Decree of Divorce granted on or about the 13th day of March, 1989, by the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 88D-4620, I, **JOHN LOUIS FAIR, SR.**, (GRANTOR) have this day bargained and sold and by these presents do hereby quitclaim and convey unto **BOBBIE H. FAIR**, GRANTEE herein, her heirs and assigns, all my interest in the following described real estate situated Davidson County, Tennessee particularly described as follows, to-wit:

> **BEING** Lot No. 272 on the Plan of Buena Vista Estate, Section 6, a plan of which is of record in Book 4460, Page 85, Register's Office for Davidson County, Tennessee.
>
> Lot No. 272 fronts 73.04 feet on the Southerly margin of Vistavalley Court and extends back 157.8 feet on the Northeasterly line and 325.4 feet on the southwesterly line to a line on the rear, which is a broken, line on which it measures 306.63 feet.
>
> **BEING** the same property conveyed to John Louis Fair and wife, Bobbie H. Fair, by deed from Cumberland Builders, Inc., of record in Book 4855, Page 54, Register's Office for Davidson County, Tennessee.
>
> Conveyance subject to Restrictions of record in Book 4620, Page 147, and re-recorded in Book 4620, Page 866, Register's Office; and subject to Owners Certificate, Set-back line and easements as appears on plat of record in Book 4460, Page 85, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 3040 VISTAVALLEY COURT, NASHVILLE, TENNESSEE 37218.

PREPARED BY: SATURN & MAZER ATTYS-212 3rd Avenue North - Nashville, Tn 37201

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

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 14th day of February, 1991.

John Louis Fair Sr.
JOHN LOUIS FAIR, SR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 14th day of February, 1991, before me personally appeared **JOHN LOUIS FAIR, SR.**, bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Monica D. Edwards
NOTARY PUBLIC

My Commission Expires: 11/27/93

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is **NO ($0.00) DOLLARS.**

Bobbie H. Fair
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF June, 1991.

Monica D Edwards
NOTARY PUBLIC

My Commission Expires: 11/27/93