18

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238
370833 06/27/95 cmw

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
Frances B. Spradley 3725 Richland Avenue Nashville, Tennessee 37205	Same	Map 104-9 Parcel 111

WHEREAS, I, James W. Spradley, Jr., am an owner of the property hereinafter described as a tenant by the entirety with my spouse, Frances B. Spradley;

WHEREAS, I now desire to convey to my spouse, Frances B. Spradley, all my right, title and interest in such property, so that she will be the sole owner of said property;

NOW, THEREFORE, and in consideration of love and affection (and no monetary consideration), I, James W. Spradley, Jr., do hereby quitclaim and convey unto my spouse, Frances B. Spradley, all of my right, title and interest in and to the following described tract or parcel of land hereinafter described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 18 of Block 7 on the plan of Richland Realty Company's Division A, of record in Book 161, page 151, Register's Office for said County.

Said part of Lot No. 18 fronts 50 feet on the southerly margin of Richland Avenue and extends back between parallel lines at a distance of 200 feet to a dead line in the rear.

Being the same property conveyed to Frances B. Spradley and husband, James W. Spradley, Jr., by deed of record in Book 6960, page 402, Register's Office for Davidson County, Tennessee.

The foregoing description is the same as that contained in the prior deed.

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

This is improved property known as 3725 Richland Avenue, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 5th day of July, 1995.

James W. Spradley, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, James W. Spradley, Jr., the within named 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.

WITNESS my hand, at office, this 5 day of July, 1995.

Notary Public

My Commission Expires:
11-28-98

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me
this 5 day of July, 1995.

My Commission Expires:

11-28-98

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FELIX E. DELK, REGISTER
DAVIDSON COUNTY, TN.

8.00