BOOK 9764 PG 533

ADDRESS NEW OWNER:
MANFRED NEUMAIR
1095 OLD DICKERSON ROAD
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:
Same

MAP/PARCEL NOS:
Map 33
Parcel 136

QUITCLAIM DEED

For good and valuable consideration paid and received, Rita Neumair, Administrator of the Estate of Anneliese Neumair, being docket no. 95P-722, Probate Clerk's Office of Davidson County, Tennessee, by these presents do transfer and convey, in accordance with the law of intestate sucession, unto the Grantee, Manfred Neumair, unmarried, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to Anneliese Neumair, deceased, described as follows:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 7 of Plantation Estates, Section I, as of record in Book 3842, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description.

Being the same property conveyed to Simon Neumair and wife, Anneliese Neumair, by deed from John B. Gibbs and wife, Betty L. Gibbs,of record in Deed Book 4166, page 588, Register's Office of Davidson County, Tennessee, the said Simon Neumair having died April 23, 1981and the said Anneliese Neumair having died April 17, 1995, and Rita Neumair having qualifed as Administrator of the Estate of Anneliese Neumair, pursuant to an order of the Probate Court of Davidson County, Tennessee, being docket no. 95P-722.

This is improved property known as 1095 Old Dickerson Road, Goodlettsville, Tennessee, 37072.

3217 08/16 0101 01CASH 8.00

Said Property is conveyed subject to restrictions and easements of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as Administrator of the Estate of Anneliese Neumair, her heirs and assigns, to warrant and forever defend the title to the said land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 16th day of August. 1995.

Rita Neumair
RITA NEUMAIR, ADMINISTRATOR

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
PICK-UP
95 AUG 16 PM 2:30
IDENTIF. + REFERENCE
00090191

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this ____TH day of August, 1995, before me personally appeared, RITA NEUMAIR, Administrator of the Estate of Anneliese Neumair, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of the estate of Anneliese Neumair, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at office, this 16th th day of August, 1995.

~~My commission expires: 7/24/99~~ TMG

Tina M. Gabbard
NOTARY PUBLIC
My Commission Expires SEPT. 27, 1997

TINA M. GABBARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Rita Neumair
AFFIANT

Sworn to and subscribed to before me, this 16th day of August, 1995.

Tina M Gabbard
Notary Public
~~My commission expires: 7/24/99~~ TMG
My Commission Expires SEPT. 27, 1997

TINA M. GABBARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY: Peggy D. Mathes, Attorney at Law, 214 Second Avenue North, Suite 105, Nashville, TN 37201