BOOK 10031 PG 464

This transfer is exempt from the Tennessee real estate recording tax pursuant to Chapter 721, Public Acts 1994, amending T.C.A. § 67.4-409(a)(3).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Floyd E. James
Affiant

Subscribed and sworn to before me this 30 day of April, 1996.

B. Edwards - Dep. Reg.
Notary Public

My Commission expires: _____

This instrument was prepared by:
Patricia Kryder Ganier, P.C.
102 Woodmont Boulevard, Suite 200
Nashville, TN 37205

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
The Floyd E. James and Mary R. James Revocable Living Trust 512 Fairlane Drive Nashville, TN 37211	The Floyd E. James and Mary R. James Revocable Living Trust 512 Fairlane Drive Nashville, TN 37211	118-4-137

Mail

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Floyd E. James and wife, Mary R. James, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto THE FLOYD E. JAMES AND MARY R. JAMES REVOCABLE LIVING TRUST, its heirs, successors and assigns, their entire right title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 31 of Hurdwood Heights, Section 2, as of record in Book 2330, page 38, Register's Office for said County.

SAID Lot No. 31 fronts 60 feet on the southerly side of Fairlane Drive and runs back 168.8 feet on the westerly line and 168.9 feet on the easterly line to a dead line, measuring 60 feet thereon.

BEING the same property described in and conveyed by deed to Georgia Mai Johnson from Roy E. Gifford and wife, Villa P. Gifford, by deed of record in Book 3610, page 95, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Floyd E. James and wife, Mary R. James from Georgia Mai Johnson, of record in Deed Book 8317, Page 344, in the Register's Office for Davidson County, Tennessee.

THIS is improved property known as: Fairlane Drive, Nashville, Tennessee 37211.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 24 day of April, 1996.

Floyd E. James

FLOYD E. JAMES

Mary R. James

MARY R. JAMES

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Floyd E. James and Mary R. James, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 24 day of April, 1996.

Sharon L Bratcher

Notary Public

My Commission expires: My Commission Expires JAN. 29, 2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

0176383
IDENTIF. ↑ REFERENCE

96 APR 30 PM 12:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

James/qcd.fgn

5789 04/30 0101 03CHECK
8.00