BOOK 10031 PG 466

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- .

x 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	119-04-0

Mail

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Floyd E. James and wife, Mary R. James a/k/a Mary Ethel 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. 48 on the Plan of Section Two, Hurdwood Heights, as of record in Book 2330, page 38, Register's Office for said County.

SAID Lot No. 48 fronts 78.4 feet on the northerly side of Fairlane Drive and runs back 148.5 feet on the easterly line and 110 feet on the westerly line to a dead line in the rear on which it measures 86.4 feet.

BEING the same property conveyed to Louis E. Lee and wife, Effie B. Lee, by deed from John U. Wilson and wife, as of record in Book 2454, page 381, said Register's Office.

BEING the same property conveyed to Floyd E. James and wife, Mary Ethel James from Louis E. Lee and wife, Effie B. Lee, of record in Deed Book 2743, Page 115, in the Register's Office for Davidson County, Tennessee.

0176384
IDENTIF. ↑ REFERENCE

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

5790 4/30 0101 03CHECK
8.00

THIS is improved property known as: 512 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.

Karen L Bradshaw
Notary Public

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

James.qc1/dh