THIS INSTRUMENT PREPARED BY:
JAMES A. CARNEY
Attorney at Law
905 Stahlman Building
Nashville, TN 37201

QUITCLAIM DEED

BOOK 10041 PG 784

Name & Address of Property Owner(s):	Name & Address of Person or Entity Responsible for Payment of Real Property Taxes:	MAP PARCEL NUMBERS
Esther N. Flatt	NO MORTGAGE ESCROW	Map 94-2
1913 Long Avenue	SEND TAX BILLS TO:	Parcel 100
Nashville, Tennessee 37206	SAME	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Esther N. Flatt reserving in herself a life estate, by these presents do hereby quitclaim and convey unto Malcolm Tommy Flatt, Jr. and Paul Anthony Flatt, as tenants-in-common, the remainder interest in fee simple title absolute,

ALL THEIR heirs and assigns, all MY right, title and interest in and to the following described tract of land: RESERVING IN MYSELF A LIFE ESTATE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 163 ON THE MAP OF EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION, AS OF RECORD IN BOOK 57, PAGE 130, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO 163 FRONTS 50 FEET ON THE NORTHERLY SIDE OF LONG AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ESTHER N. FLATT, FOR HER SOLE AND SEPARATE USE, BY DEED FROM CLAUDE D. HATCHETT AND WIFE, LYNDA HATCHETT, OF RECORD IN BOOK 4572, PAGE 99, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PICK-UP

96 MAY -6 PM 3:20
FELIX Z. WALSH III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0179187

THIS IS IMPROVED PROPERTY, commonly known as 1913 Long Avenue, Nashville, Tennessee 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for the transfer is $ 1.00

Subscribed and sworn to before me, this the 5th day of May, 96

My commission expires: 5-23-98
(Affix Seal)

James A. Carney
Notary Public

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

Witness my hand this 5th day of May, 1996, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

THIS INSTRUMENT PREPARED BY:

JAMES A. CARNEY, ATTORNEY AT LAW
905 STAHLMAN BLDG.
NASHVILLE, TN. 37201

Esther N. Flatt
ESTHER N. FLATT

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me James A. Carney, a Notary Public in and for said County and State Esther N. Flatt

the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of May, 19 96.

James A Carney Notary Public

Commission Expires: 11/27/99

JAMES A. CARNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____ the within named bargainor, a corporation, and that _____ as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires: _____

8779 05/06 0101 01CASH 8.00

QUITCLAIM DEED

ESTHER N. FLATT, etc.

TO

MALCOLM TOMMY FLATT, JR., et al, etc.