QUITCLAIM DEED

Address New Owners:	Send Tax Bills to:	Tax Map & Parcel No.:
Rosemarie C. Flum and William M. Flum 11603 Georgetowne Court Potomac, Maryland 20854	Same BOOK 10052 PG 389	Map 72-13 Parcel 393

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Darrell L. West, Trustee ("Grantor"), by these presents do hereby quitclaim and convey unto Rosemarie C. Flum and William M. Flum, as tenants in common, but with a right of survivorship attached to such tenancy in common ("Grantees"), theirs heirs and assigns, all of my right, title and interest in and to a certain parcel of real property located in Davidson County, Tennessee and more particularly described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 2 on the plan of A.H. Robinson's Subdivision of Lots 28 and 29 and part of Lot 30 called Brownsville Addition, of record in Book 57, page 1, Register's Office for said County, described as follows:
>
> Beginning on the easterly margin of Gallatin Pike at the Southwest corner of the property conveyed to W. S. Gore by deed from Draper D. Martin and wife, of record in Book 754, page 655, said Register's Office; thence with Gore's southerly line eastwardly 214 feet, more or less, to the westerly margin of a private alley; thence with said alley southwardly 46 feet more or less, to a point 109.5 feet North of the northerly margin of Straightway Avenue, formerly Main Street; thence westwardly 222 feet, more or less, to the easterly margin of Gallatin Pike; thence with said Pike North 46, more or less, to the beginning.
>
> Being the same property conveyed to Darrell L. West, Trustee, by Quitclaim Deed from Rosemarie C. Flum, which Quitclaim Deed is being recorded simultaneously herewith at Book 10052, page 387, Register's Office for Davidson County, Tennessee.

It is the express intention of the Grantor to create the incident of survivorship in this conveyance, such that upon the death of either of the Grantees herein the surviving Grantee shall thereupon become the sole owner of the real property conveyed herein, and to make clear that Section 66-1-107, Tennessee Code Annotated, shall have no affect on this conveyance. Said real property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS the Grantor's hand this 26th day of April, 1996, which is the effective date of this conveyance, notwithstanding that it may be acknowledged and/or recorded on a later date.

Darrell L. West, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10052 PG 390

Personally appeared before me, a Notary Public of the state and county aforesaid, the within named Darrell L. West, Trustee, 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 and seal, at office, in Nashville, Tennessee this 15 day of ~~April~~ May, 1996.

Notary Public

My Commission Expires:

3-2-98

2503 05/14 0_01 03D-HECK 8.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ NONE

Affiant

Sworn to and subscribed before me this 15 day of ~~April~~ May, 1996.

Notary Public

My Commission Expires:

3-2-98

This instrument was prepared by:

Darrell L. West
144 Second Avenue, North
The Pilcher Bldg., Suite 300
Nashville, Tennessee 37201

This is improved property known as 1409 Gallatin Road, Nashville, Tennessee 37206.

96 MAY 16 PM 4:09

0182561

IDENTIF. ➔ REFERENCE