QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
This Instrument is used to evidence distribution of property to a beneficiary, and pursuant to T.C.A. 67-4-409(a)(3)(D) and (a)(5), is exempted from tax.

Affiant

Subscribed and sworn to before me this 31 day of May, 1996.
My Commission Expires: 3-25-2000

Notary Public

GAYLA LEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
MORRIS LEVINE, Atty. at Law, 1119 Stahlman Bldg, Nash., TN. 37201

Address New Owner As Follows:	Send Tax Bills:	Map-Parcel Nos.
Beverly J. Moody 1206 Ferguson Avenue Nashville, TN 37212	Beverly J. Moody 3708 Judy Lane Dayton, OH 45405	Map 118-5 Parcel 9

KNOW ALL MEN BY THESE PRESENTS that Beverly Moody, Executrix of the Estate of Vella A. Moody, Deceased, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of Vella A. Moody, Deceased, the decedent's will having been duly admitted to probate in the Probate Court for Davidson County, Tennessee, Docket Number 95P-521, and recorded in Will Book 197, page 19, Probate Court for said County, has bargained and sold and hereby conveys, remises, releases and forever quitclaims unto BEVERLY J. MOODY, her heirs and assigns, all of her right, title and interest in and to the following tract or parcel of land, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 148 on the Plan of Victoria Place which plan is of record in Book 332, page 10, Register's Office for said County.

SAID Lot No. 148 fronts 69.9 feet on the northerly side of Ferguson Avenue and runs back between parallel lines 152 feet to an alley in the rear.

BEING the same property conveyed to Vella A. Moody and Sue T. Carr, as joint tenants with the right of survivorship, by deed from Clara L. McDowell, of record in Book 4157, page 605, Register's Office for Davidson County, Tennessee. The said Sue T. Carr died in October 1989, predeceasing Vella A. Moody. Vella A. Moody died on March 17, 1995.

This is improved property, known as:

1206 Ferguson Avenue, Nashville, Tennessee 37212.

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 31 day of May, 1996.

Beverly J. Moody, Executrix
Estate of Vella A. Moody, Decd.
Beverly Moody, Executrix of the
Estate of Vella A. Moody, Deceased

174:104

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beverly Moody, as Executrix of the Estate of Vella A. Moody, 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 31 day of May, 1996.

Gay Lisa Levine
Notary Public

GAY LISA LEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3-25-2000

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IDENTIF. + REFERENCE

96 JUN -4 PM 1:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

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