QUITCLAIM DEED BOOK 10109 PAGE 743

This deed made this 1st day of March, 1976, between J. L. Pindar, bargainer, and Erika Pinder, Buyer:

W I T N E S S E T H, that the Bargainer, in consideration of Ten Dollars ($10.00) and other good and valuable consideration paid by the Buyer, does hereby remise, release and quitclaim unto the Buyer, his heirs, successors and assigns, forever, all that certain parcel of land, with the buildings and improvements thereon erected, as described as follows:

M+I
148-05-0
159.00

Land in Davidson County, Tennessee, being Lot 53 on the Plan of Section I, Haywood Acres, of record in Book 2900, page 17, Register's Office for said County, described as follows:

Beginning at a point in the northeasterly margin of Leo Lane, at the corner of Lots 53 and 54; thence with the line between said lots, northeasterly 136.1 feet to a corner of Lot 52; thence with the line between Lots 52 and 53, northwesterly 148.4 feet to the southerly margin of Leo Court; thence with the margin of the same, southwesterly 150 feet to a point at the beginning of a curve; thence around said curve, southerly 36.32 feet to the margin of Leo Lane; thence with the margin of said Lane, southeasterly 99.14 feet to the point of beginning.

Being the same property conveyed to Erika Pindar by Warranty Deed from Douglas Smithson of record in Book 8572, page 420, Register's Office of Davidson County, Tennessee.

Together with all right, title and interest, if any, of the Bargainer in and to any streets and roads abutting the above descried premises to the center lines thereof; together with the appurtenances and all the estate and rights of the Bargainer in and to said premises.

TRACT II:

M+I
119-14-0
30700

Land in Davidson County, Tennessee, being the westerly part of Lot No. 7 on the Plan of Stump's Sunrise Heights Subdivision, as of record in Book 332, Page 107, Register's Office for said County, described as follows:

BEGINNING at a point on the northerly margin of Sunrise Avenue, 50 feet westwardly with said Avenue, 11.5 feet to the easterly margin of an alley; thence with said alley, northwestwardly 177.5 feet to a turn in said alley; thence northeastwardly 5 feet to the southerly margin of another alley; thence eastwardly with said alley 90 feet; thence southwardly 160 feet, more or less, to the beginning.

BEING the same property conveyed to J. L. Pindar and Erika Pindar herein by deed of record in Book 7755, Page 406, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

IN WITNESS WHEREOF, the party of the first part has duly executed this Quitclaim Deed the day and year first above written.

_____ (L.S.)
(name)

STATE OF _____)
)SS.
COUNTY OF _____)

On this ___ of _____, 199_, before me, a notary public, personally appeared J. L. Pindar, known to me or satisfactorily proved to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained. IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
NOTARY PUBLIC, _____ COUNTY, (STATE)

My commission expires: _____

NOTARY PUBLIC (SEAL)

This instrument was prepared by:

Kevin S. Key, Esq. (9519)
217 Second Avenue North
Nashville, TN 37201
(615) 256-4080

Address of new owner(s):

311 Leo Ct
Nashville, TN 37211

Send subsequent tax bills to:

Buyer: Same

Map and Parcel No. _____

0199937

IDENTIFICATION REFERENCE

96 JUL -3 AM 11:14

REGISTER
DAVIDSON CO. TN.

PICK-UP

RECEIVED FOR RECORD
JUL 3 '96 11:01 AM
REGISTER

8.00