0204521

I. ENTRY REFERENCE

This instrument prepared by:
SHERRARD & ROE, PLC (LRK)
424 Church Street, Suite 2000
Nashville, Tennessee 37219

Mail

96 JUL 17 AM 11:23

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

QUITCLAIM DEED

BOOK 10123 PG 876

| Address New Owner(s): | Send Tax Bills To: | Map/Parcel Nos. |
|---|---|---|
| Mr. Melvin Eugene Starnes, Jr.<br>404 Hickory Timber Court<br>Antioch, Tennessee 37013 | Same | 81-10/parcel 199 |

6256 07/17 0101 01CASH 8.00

Acknowledging that Melvin Eugene Starnes, Jr. has attained the age of majority, I, Valencia Starnes, Guardian for Melvin Eugene Starnes, Jr. (hereinafter referred to as the "Grantor"), do hereby quitclaim, transfer and convey a one-fourth (1/4) undivided interest in and to the following described property to MELVIN EUGENE STARNES, JR., ("Grantee"), said property being a certain tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows:

BEING Lot No. 125 on the Map of Cobb's Subdivision of Lot No. 6 of Harding Bosley Tract, as of record in Book 161, page 155, Register's Office for Davidson County, Tennessee.

Said Lot No. 125 fronts 50 feet on the westerly side of 24th Avenue, North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mal Starnes, Jr., by deed from Lillian W. Cohen of record in Book 4416, page 917, Register's Office for Davidson County, Tennessee. Mal Starnes, Jr. has since died bequeathing said property to Melvin Eugene Starnes and Nathaniel Orlando Starnes of record in Will Book 178, page 470, Probate Clerk's Office for Davidson County, Tennessee. And, Melvin Eugene Starnes has since died leaving his one-half undivided interest to Valencia Starnes, Guardian for Melvin Eugene Starnes, Jr. and Christopher Tyone Starnes, pursuant to Order of record in Minute Book 364, page 579 Probate Clerk's Office for Davidson County, Tennessee.

This is improved/unimproved property known as 1727 24th Avenue North, Nashville, Tennessee.

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IN TESTIMONY WHEREOF, Grantor has executed this deed on the 17th day of July, 1996.

Valencia Starnes - Guardian
Valencia Starnes, Guardian for Melvin Eugene Starnes, Jr.

STATE OF TENNESSEE )
)
COUNTY OF Davidson )

Before me, LINDA R. KOON, a Notary Public in and for the County and State aforesaid, personally appeared VALENCIA STARNES, GUARDIAN FOR MELVIN EUGENE STARNES, JR., 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 seal, at office in Nashville Tennessee, this 17th day of July, 1996.

Linda R. Koon
Notary Public

My Commission Expires: 5/23/98

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

This transfer of property is exempt from conveyance tax pursuant to T.C.A. Section 67-4-409(a)(4).

Valencia Starnes - Guardian
Affiant

Sworn to and subscribed before me this 17th day of July, 1996.

Linda R. Koon
Notary Public
My Commission Expires: 5/23/98