Prepared by:
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Box 21-B

96 AUG 22 PM 4:08

REGISTER
DAVIDSON COUNTY, TN.

02 17292

IDENTIFICATION REFERENCE

QUITCLAIM DEED

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PAR.**
Betty L. Breinig **2319 Warfield Lane** **Nashville, TN 37215**	**Betty L. Breinig** **2319 Warfield Lane** **Nashville, TN 37215**	**Map 117-13** **Parcel 118**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, **Clarence B. Breinig, Grantor**, by these presents and for the purpose of terminating their tenancy by the entireties, does hereby quitclaim and convey in fee simple unto his wife, **Betty L. Breinig, Grantee**, her successors and assigns, any and all right, title, and interest in and to the following described property:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Abbott Martin Estates, as of record in Book 2854, Page 27, Register's Office for Davidson County, Tennessee, formerly part of Lot No. 10 on the Plan of Andrew Castleman, as of record in Minute Book "J", Page 30, County Court Clerk's Office for said County, described as follows:

Beginning at the southeast corner of the property conveyed to William P. Russell and wife, Virginia Russell, by deed from William B. Alston and wife, of record in Book 2861, Page 281, Register's Office for Davidson County, Tennessee; thence north 3 degrees 02 minutes east 305.2 feet to a point in the southerly margin of Warfield Lane; thence easterly with the southerly margin of said Lane 165.65 feet to a point; thence southwardly 281.6 feet to a point; thence north 87 degrees 02 minutes west 119.6 feet to the point of beginning.

Being the same property conveyed to Clarence B. Breinig and wife, Betty L. Breinig, as tenants by the entireties from George F. Murff, a widower, by Warranty Deed dated May 1, 1975, of record in Book 4908, Page 865 in the office of the Register of Deeds for Davidson County.

This is improved property known as 2319 Warfield Lane, Nashville, Davidson County, Tennessee 37215.

The legal description and state of the title have been furnished to the draftsperson from the record. The draftsperson assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deed conveying the interest in said property to Grantor and Grantee. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 20 day of August, 1996.

Clarence B. Breinig

Clarence B. Breinig,
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Tommy C. Estes, a Notary Public of this County, Clarence B. Breinig, the within named bargainor, 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, at office, this 20th day of August, 1996.

Tommy C. Estes

Notary Public
My Commission Expires: 2-7-99

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(3)(A).

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