file 31/dw

RB 10168 889

This Instrument Was Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Barbara L. Flexner 4213 Wallace Lane Nashville, Tennessee 37215	Same	Map 130-4, Parcel 87

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and no other consideration, I, **JOHN M. FLEXNER**, by these presents hereby quitclaim and convey unto **BARBARA L. FLEXNER**, her heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Sneed Estates of record in Book 2133, pages 10 and 11, Register's Office for said County.

Said Lot No. 56 fronts 134 feet on the westerly side of Wallace Lane and runs back between parallel lines 300 feet to a dead line, measuring 134 feet thereon.

Being the same property conveyed to John M. Flexner and wife, Barbara L. Flexner, by deed from John C. Healy and wife, Elizabeth B. Healy, of record in Book 2905, page 91, Register's Office for Davidson County, Tennessee.

This is improved property, known as 4213 Wallace Lane, Nashville, Davidson County, Tennessee 37215.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand on this the 22nd day of August, 1996.

JOHN M. FLEXNER

111592-1

BOOK 10168 PG 890

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary B. Stevens, a Notary Public of said county, John M. Flexner, the within named bargainor, with whom I am personally acquainted, (or who was 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 22nd day of August, 1996.

Mary B. Stevens
NOTARY PUBLIC

My Commission Expires:

11-20-96

96 AUG 27 PM 12:49
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

02186 16
IDENTIF. ▲ REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The conveyance herein is by quitclaim and therefore the amount of tax due is controlled by T.C.A. § 67-4-409(a)(4). The actual consideration for this transfer is $-0-.

John M. Flexner
AFFIANT

Subscribed and sworn to before me this 22nd day of August, 1996.

Mary B. Stevens
NOTARY PUBLIC

My Commission Expires:

11-20-96

1384 08/27 0101 03CHECK 8-00

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