(46)

THIS INSTRUMENT PREPARED BY: RANDLE S. DAVIS, 213 Fifth Avenue, North, Nashville, TN 37219-1901; (615) 259-9344

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.**
Robert J. Sims	Same	Map 83-5
1418 Stratton Avenue		Parcel 407
Nashville, TN 37206		F.B. 23W-09755

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of documenting in the Register's Office for Davidson County, Tennessee, I, **ROBERT J. SIMS, Executor** of the **Estate of DAVID FRANCIS LOIDA**, by these presents, do hereby quitclaim and convey unto **ROBERT J. SIMS,** unmarried, his heirs and assigns, all of the decedent's and the Estate's right, title and interest in and to the following described tract or parcel of land, located in Davidson County, State of Tennessee, described as follows, to wit:

> BEING the west half of Lot No. 6 in the Subdivision of the C.F. Ordway Home Place, a plan of which is of record in Book 57, Page 88, Register's Office for Davidson County, Tennessee.
>
> SAID west half of Lot No. 6 fronts 50.0 feet on the southerly side of Stratton Avenue and runs back between parallel lines 233.0 feet to an alley.
>
> Being the same property conveyed to David F. Loida, unmarried, by warranty deed from Mark S. Capell and wife, Jeanni M. Capell, of record in Book 8750, Page 535, Register's Office of Davidson County, Tennessee.
>
> The said David F. Loida (a/k/a David Francis Loida) having died on August 27, 1994 and said property having been devised to Robert J. Sims by the Last Will and Testament of David Francis Loida, of record in Will Book 193, Page 373 in the Probate Court Clerk's Office for Davidson County, Tennessee.
>
> The said David F. Loida and David Francis Loida are one and the same person.
>
> This description is the same description provided in the previous deed of record.

This is improved property known as 1418 Stratton Avenue, Nashville, TN 37206.

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 15 day of November, 1996.

ESTATE OF DAVID FRANCIS LOIDA

By: Robert J. Sims - Executor
ROBERT J. SIMS, Executor

==========

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ - 0 -.

Robert J. Sims
Affiant

Sworn to and subscribed before me this 15th day of November, 1996.

Nelda R. Shields
Notary Public

My Commission Expires: 3/21/98

==========

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Nelda R. Shields, a Notary Public in and for said County and State, **ROBERT J. SIMS**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the **Executor** of the **Estate of DAVID FRANCIS LOIDA**, and is authorized to execute this instrument on behalf of the **Estate of DAVID FRANCIS LOIDA.**

Witness my hand, at office in Nashville, Tennessee, on this 15th day of November, 1996.

Nelda R. Shields
Notary Public

My Commission Expires:
3/21/98

96 NOV 18 PM 3:03
FELIX A. ROSSOTTI REGISTER
DAVIDSON COUNTY, TN.

02474 24
IDENTIF. & REFERENCE

6379 11/18 0101 03CHECK
8.00

f:\users\nelda\real\sims.qcd