After Recording Return To:
Residential Title & Escrow Corp.
5150-C Murfreesboro Road.
LaVergne, TN 37086

BOOK 10530 PG 907

————SPACE ABOVE THIS LINE FOR RECORDING INFORMATION————

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **TILDA S. FLEMING, a widow** , (hereinafter referred to as "Grantor") hereby bargain, sell, release, remise, quitclaim and convey unto, **TILDA FLEMING AND BEVERLY SMITH, as joint tenants with rights of survivorship** (hereinafter referred to as "Grantee") their heirs and assigns, forever, all my right, title, and interest in and to that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Map of Waldkirch Subdivision of Lots Nos. 8 & 9 of the W.L.B. Lawrence Plan, as of record in Book 421, page 90, Register's Office for said County.

Being the same property conveyed to Lucky W. Fleming and wife Tilda S. Fleming by deed from Robert Caldwell Jr., and wife Mae Clara Caldwell, dated February 5, 1971, recorded February 9, 1971, of record in Book 4478, page 612, Register's Office for Davidson County, Tennessee. The said Lucky W. Fleming died on November 22, 1996 in Davidson County, Tennessee.

This conveyance is made subject to any and all encumbrances which may affect said premises.

5038 07/16 0101 03CHECK

Witness our hands this 20th day of June, 1997.

Tilda S Fleming

TILDA S. FLEMING

0326880
IDENTIF. # REFERENCE

97 JUL 16 AM 9:55
REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, TILDA S. FLEMING , the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 20th day of June, 1997.

Melissa McBroom
Notary Public
My Commission Expires: _____

MELISSA Mc BROOM NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My Commission Expires 1-22-99

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration for this transfer is $0.00.

Thomas E Smith
Affiant

Subscribed and sworn to before me this 20th day of June, 1997.

Melissa McBroom
Notary Public
My Commission Expires: _____

MELISSA Mc BROOM NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

My Commission Expires 1-22-99

THIS INSTRUMENT PREPARED BY:
Residential Title & Escrow Corp.
5150-C Murfreesboro Road
LaVergne, Tennessee 37086

MAP AND PARCEL NUMBERS: Map 105-13 Parcel 337

ADDRESS NEW OWNER:

Tilda Fleming and Beverly Smith
915 Bradford Avenue
Nashville, Tn 37204

SEND TAX BILLS TO:

New Owners