THIS INSTRUMENT PREPARED BY:
Philip E. Smith, Attorney
213 Third Avenue, North
Nashville, Tennessee 37201

BOOK 10581 PG 775

ADDRESS NEW OWNER:	SEND BILLS TO:	MAP-PARCEL NO.:
James K. Bailey 936 Todd Pries Drive Bellevue, Tennessee 37221	Same as Owner	093-11-0

QUITCLAIM DEED

For no monetary consideration and pursuant to the terms and conditions of a decree of absolute divorce rendered by the Fourth Circuit Court of Davidson County, Tennessee, bearing Docket No. 97D-178, and styled Cleta S. Bailey v. James K. Bailey. I, Cleta S. Bailey, do hereby quitclaim and convey unto James K. Bailey, his heirs and assigns, all my right, title and interest in and to certain real property in Davidson County, Tennessee, and more particularly described as follows:

TRACT I. Land in Davidson County, Tennessee, being the southerly 15 feet of Lot "C" and the northerly 23 feet of Lot "D" on the Plan of Campbell's South Nashville Lots, as of record in Minute Book "A", page 18, Chancery Court at Nashville.

Said parts of Lots "C" and "D" front together 38 feet on the easterly side of Third Avenue, South and run back between parallel lines, 140 feet, more or less, to an alley.

Being the same property conveyed to Louis Komisar, by deed from Lily Frank Nunley, widow of record in Book 5914, page 896, Register's Office for Davidson County, Tennessee.

TRACT II. Land in Davidson County, Tennessee being Lot "E" and the southerly 7 feet of Lot "D" on the plan of the subdivision of Lot NO. 3 of Campbell's south Nashville Lots, as of record in Minute Book "A", page 18, Chancery Court at Nashville.

Said Lot "E" and part of Lot "D" front together 37 feet on the easterly side of Third Ave. South, formerly College Street, and run back between parallel lines, 143, 1/2 feet, more or less, to an alley.

Being the same property conveyed to Louis Komisar, by deed from Jake Fagenbaum, Dora Fagenbaum, Rebecca F. Kaugman and Margie F. Deutsch of record in Book 3878, page 68, Register's Office for Davidson County, Tennessee.

This is improved property known as 630 3rd Avenue, South.

Both tracts being the same property conveyed by warranty deed by Louis Komisar and Wife, Sheila Komisar to James K. Bailey and Wife, Cleta Sue Bailey of record in Book 6321, page 33.

And now, I, Cleta S. Bailey, do hereby quitclaim and convey unto James K. Bailey, his heirs and assigns, and all interest which I may have in the property hereinabove described, and to which reference is here made, and said property interest is conveyed subject to the same limitations, restrictions and encumbrances as may effect the premises.

In witness whereof, I have set my name this 23rd day of July, 1997.

Cleta S. Bailey
CLETA S. BAILEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid State and County, the within named Cleta S. Bailey, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 23rd day of July, 1997.

Jimmy A. Duncan
Notary Public

Commission Expires: 9-18-99

The actual consideration of value, whichever is greater for this transfer is $ -0-.

James K. Bailey
Affiant

Subscribed and sworn before me on this the 25th day of August, 1997.

Stacy R. Hunter
Notary Public

Commission Expires: May 27, 2001

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

034 1397
IDENTIFICATION REFERENCE