0415912

IDENTIFICATION REFERENCE

98 MAR 24 AM 10:50

PREPARED BY:
Thomas H. Ware, Esquire
1800 Parkway Towers
404 James Robertson Parkway
Nashville, Tennessee 37219
(615) 242-8107

10550 765

QUITCLAIM DEED

Address of New Owner as Follows:	Carla J. Ryman 2401 Dennywood Drive Nashville, TN 37214
Send Tax Bills To:	Carla J. Ryman 2401 Dennywood Drive Nashville, TN 37214
Map Parcel Numbers:	84-11 215

KNOW ALL MEN BY THESE PRESENTS:

That CARLA J. RYMAN and JAMES K. BAUMAN, JR., Co-Executors of the Estate of Monica K. Bauman, for the express purpose of making a conveyance as part of a final distribution of the Estate of Monica K. Bauman in the Probate Court for Davidson County, Tennessee, pursuant to the Last Will and Testament of the said Monica K. Bauman, do hereby quitclaim, transfer and convey unto Carla J. Ryman, her heirs and assigns, all of their right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, including any legal or equitable interest whatsoever they may have, to wit:

> Land in Davidson County, Tennessee, being the north part of Lot No. 163 on the Map of Maplecrest of record in Book 1835, pages 27 and 28, Register's Office for said County, and described as follows:
>
> BEGINNING at a point in the south margin of Dennywood Drive at the corner of Lots Nos. 163 and 164; thence with the line between said lots, southerly 119.83 feet to a point which is 10.17 feet north of the corner of Lots 162, 163 and 164; thence northwesterly parallel to the line between lost 163 and 162 and 10 feet north of the same, 136 feet more or less to the east margin of Smithwood Drive; thence northerly with the margin of said Drive 118.8 feet to the beginning of a curve; thence with the margin of the same, southeasterly 120 feet to the point of beginning.
>
> Being the same property conveyed to James K. Bauman and wife, Monica K. Bauman, by deed from Rob Neal Petty and wife, Lorene Reed Petty, of record in Book 93, Page 750, Register's Office for Davidson County, Tennessee.
>
> The said James K. Bauman having died intestate in Nashville, Davidson County, Tennessee, on November 24, 1992, survived by the said Monica K. Bauman.

The said Monica K. Bauman having died testate in Nashville, Davidson County, Tennessee, on August 9, 1997, and her estate having been submitted for probate in the Probate Court for Davidson County, Tennessee, in case number 97P-1231.

Witness our hands this the 11 day of March, 1998.

Carla J Ryman co executrix
CARLA J. RYMAN, Co-Executor

James K. Bauman Jr
JAMES K. BAUMAN, JR., Co-Executor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **CARLA J. RYMAN** and **JAMES K. BAUMAN, JR.**, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this the 11 day of March, 1998.

Irma P Parsons
NOTARY PUBLIC

My Commission Expires: 5-30-99

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is none.

Carla J Ryman co executrix
CARLA J. RYMAN, Co-Executor

James K. Bauman Jr.
JAMES K. BAUMAN, JR., Co-Executor

Subscribed to and sworn before me this the 11 day of March, 1998.

Irma P Parsons
NOTARY PUBLIC

My Commission Expires: 5-30-99

98004 03/24 0101 01CASH 8.00

a:baumanqd