40-A

THIS INSTRUMENT PREPARED BY:
GIBSON & GREGORY
Suite 600, 200 Fourth Avenue, North
Nashville, Tennessee 37219

BOOK 10977 PG 695

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Martha Sue Spears, et al 3983 Lawing Dr. Nashville, TN 37207	New Owner	Map 103-4 Parcel 57

KNOW ALL MEN BY THESE PRESENTS that OTIS LUNA, UNMARRIED, for and in consideration of the sum of TEN AND NO/100THS ($10.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto MARTHA SUE SPEARS, BRENDA WHEATLEY AND RONALD BULLA, all of his right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 302 of Block 17 on the Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 302 fronts 50 feet on the southerly side of Idaho, formerly 5th Avenue and runs back between parallel lines with the westerly margin of 44th Avenue North, formerly 3rd Street, 150 feet to an alley.

Being the same property conveyed to Ross Bulla and wife, Annie Lue M. Bulla by deed from T. J. Crigger and wife, Anna Mae Crigger of record in Book 1536, page 457, Register's Office for Davidson County, Tennessee. The said Ross Bulla and wife, Annie Lue M. Bulla having since died and Ross Bulla having predeceased Annie Lue M. Bulla. The said Annie Lue M. Bulla having remarried, leaving Otis Luna as her surviving spouse, as well as being survived by three children, Martha Sue Spears, Brenda Wheatley and Ronald Bulla.

This is improved property known as 4401 Idaho Avenue, Nashville, Tennessee 37209.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 11th day of June, 1998.

Otis Luna
Otis Luna

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

1216 06/15 0101 03CHECK 8.00

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Otis Luna, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 11th day of June, 1998.

Notary Public

My Commission Expires: 9/18/99

98 JUN 15 PM 3:44
FELIX Z. SUMMONS REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
045097 1

BOOK 10977 PG 696

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Martha Sue Spears
Affiant

Sworn to and subscribed before me this 11th day of June, 1998.

Notary Public

My Commission Expires: 9/18/99