**Prepared by:**
**T. Richard Travis, Esq.**
**MANIER & HEROD, a Tennessee Professional Corporation**
**2200 First Union Tower**
**150 Fourth Avenue North**
**Nashville, Tennessee 37219**
**(615) 742-9332**

**Box 21-B**

# QUITCLAIM DEED

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP/PAR. |
|---|---|---|
| **Larry D. Abbott and wife,**<br>**Wanda J. Abbott**<br>**1494 Grant Road**<br>**Watertown, TN 37184** | **Larry D. Abbott and wife,**<br>**Wanda J. Abbott**<br>**1494 Grant Road**<br>**Watertown, TN 37184** | **Map - 96-16A**<br>**Parcel - 45** |

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Wanda J. Binkley ("Grantor") by these presents and for the purpose of creating a tenancy by the entireties with rights of survivorship, does hereby quitclaim and convey unto her husband, Larry D. Abbott ("Grantee"), his successors and assigns, a one-half (1/2) undivided interest in and to the following described property:

BEING Unit 45 of the First Revision, Phase One, Section Two, Larchwood Planned Unit Development, of record in Plat Book 6200, page 347, Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Wanda J. Binkley (now known as Wanda J. Abbott) by Warranty Deed dated May 30, 1986, from SBMG Corporation of record in Book 6884, Page 452, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6767, page 385, Book 6391, page 449, Book 6299, page 152, Book 6299, page 166, Book 6301, page 82 and Book 6301, page 96, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property known as 501 Lakebrink Court, Nashville, Tennessee, 37214.

The legal description and state of the title have been furnished to the draftsperson from the record. The draftsperson assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deed conveying the interest in said property to Grantor in fee simple. This transfer is by quitclaim and Grantor makes no warranties about the title.

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

WITNESS MY HAND this 13th day of July, 1998.

Wanda J. Abbott,
Grantor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me Dolly E. Skipper, a Notary Public of this County, Wanda J. Abbott, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 13th day of July, 1998.

DOLLY E. SKIPPER NOTARY PUBLIC STATE OF TENNESSEE LARGE

Dolly E. Skipper
Notary Public
My Commission Expires: 7/22/2000

***This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(3)(A).***

04617271
IDENTIF. & REFERENCE
98 JUL 13 PM 3:58
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.
07/13 0101 CKCHECK 10.00



#72416