THIS INSTRUMENT PREPARED BY: BOOK 11231 PAGE 176

D.W. McMackin
5200 Maryland Way, Suite 105
Brentwood, TN 37027

98 DEC -2 PM 1:48
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ➔ REFERENCE
0519526

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Lena Jones, et vir. 921 Clayton Avenue Nashville, TN 37204	SAME	Map & Parcel No. 118-5-138

THIS QUITCLAIM DEED made and entered into on this the 12th day of November, 1998, by and between MAURICE FITZGERALD, hereinafter referred to as Grantor, and **Lena Jones and husband, Lincoln Jones**, hereinafter referred to as Grantee:

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00), this day cash in hand each to the other paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and so as to effectuate and vest fee simple title in and unto GRANTEE, MAURICE FITZGERALD does hereby quitclaim unto **Lena Jones and husband, Lincoln Jones**, their heirs and assigns, all of my right, title and interest in and to the following described real estate located in Davidson County, Tennessee, described as follows, to wit:

4420 12/02 0101 03CHECK 14.00

See Attachment A hereto for legal description.

BEING the same property conveyed to Lena Jones, Robert Fitzgerald, Jr., and Margaret Jenkins, by deed from Patricia M. Hylton, Trustee of record in Book 8554, page 814, Register's Office for Davidson County, Tennessee.

This is improved property, located at 921 Clayton Ave., Nashville, TN 37204.

WITNESS my hand this the 12th day of November, 1998.

Maurice Fitzgerald
MAURICE FITZGERALD

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MAURICE FITZGERALD, wthe bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12th day of November, 1998.

My Commission Expires: 7-22-2000

NOTARY PUBLIC

STATE OF TENNESSEE:
COUNTY OF WILLIAMSON:

The actual monetary consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me
this 12th day of November, 1998.

NOTARY PUBLIC

My Commission Expires: 7-22-2000

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, Tennessee, being the west 80 feet of the east 116 feet of the North 160 feet of Lot No. 38 on the map of the Subdivision of a part of the Valux Land, not of record, and more particularly described as follows:

BEGINNING at a point in the south margin of East Clayton Avenue, formerly Midway Avenue, being 240 feet west of Craig Avenue; thence southerly parallel to the west margin of Craig Avenue, 160 feet to a point; thence westerly 80 feet to a point; thence northerly parallel to Craig Avenue 160 feet to the south margin of East Clayton Avenue; thence with the margin of the same easterly 80 feet to the point of beginning.

Being the same property conveyed to Lena Jones, Robert Fitzgerald, Jr., and Margaret Jenkins, by Quitclaim Deed from Patricia M. Hylton, Trustee, of record in Book 8554, page 814, Register's Office for Davidson County, Tennessee. The said Margaret Jenkins having since died. See Affidavit of Heirship of record in Book 8554, page 812, said Register's Office.