31A

This Instrument Was Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

BOOK 11253 PAGE 802

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
M. B. Valentine Limited Partnership c/o E. William Ewers 4419 Forsythe Place Nashville, TN 37205	Same	Map 116-16-B, Parcel 31

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and no other consideration, **VALENTINE PROPERTIES, INC.**, a Tennessee corporation, by these presents hereby quitclaims and conveys (our interest) unto **M. B. VALENTINE LIMITED PARTNERSHIP**, a Delaware limited partnership, and its successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the plat of The Iroquois of Nashville, of record in Book 6250, pages 636 and 637, as revised in Book 6250, pages 723 and 724, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Valentine Properties, Inc., by deed from E. William Ewers and wife, Marge H. Ewers, of record in Book 8067, page 550, Register's Office for Davidson County, Tennessee.

This is improved property known as 201 Wentworth Avenue, Nashville, Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

IN WITNESS WHEREOF, the undersigned has executed this instrument this the 10th day of December, 1998.

VALENTINE PROPERTIES, INC.

By: Marge H. Ewers
Marge H. Ewers, President

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Barbara Luckett, A Notary of the state and county aforesaid, personally appeared Marge H. Ewers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be President (or other officer authorized to execute the instrument) of Valentine Properties, Inc., the within named bargainor, a corporation, and that she as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of December, 1998.

Barbara Luckett
Notary Public

My Commission Expires: 03-23-02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The conveyance herein is by quitclaim and therefore the amount of tax due is controlled by T.C.A. § 67-4-409(a)(4). The actual consideration for this transfer is $10.00.

E William Ewers
AFFIANT

Subscribed and sworn to before me this 10th day of December, 1998.

Barbara Luckett
NOTARY PUBLIC

My Commission Expires: 03-23-02

98 DEC 15 PM 2:39
CILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
1080 12/15 0101 03CHECK 10.00

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IDENTIF. ✦ REFERENCE