Prepared by:
Tommy C. Estes
MANIER & HEROD, a Tennessee Professional Corporation
2200 First Union Tower
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 742-9315

Box 21-B

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR.
Clarence B. Breinig Living Trust 2319 Warfield Lane Nashville, TN 37215	Clarence B. Breinig Living Trust 2319 Warfield Lane Nashville, TN 37215	Map 117-13 Parcel 118

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, Clarence B. Breinig and John Boyers Breinig, surviving Co-Trustees of the Elizabeth Lee Breinig Trust (Elizabeth B. Breinig having died on August 25, 1998) (hereinafter referred to as "Grantors"), by these presents, do hereby quitclaim and convey to the Clarence B. Breinig Living Trust dated September 9, 1993, Clarence B. Breinig and John Boyers Breinig, Co-Trustees (hereinafter referred to as "Grantee") its successors and assigns, any and all right, title, and interest in and to the property below described. An Abstract of Living Trust regarding Grantee has been recorded in the office of the Register of Deeds for Davidson County in Book 11288, Page 77.

> Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Abbott Martin Estates, as of record in Book 2854, Page 27, Register's Office for Davidson County, Tennessee, formerly part of Lot No. 10 on the Plan of Andrew Castleman, as of record in Minute Book "J", Page 30, County Court Clerk's Office for said County, described as follows:
>
> Beginning at the southeast corner of the property conveyed to William P. Russell and wife, Virginia Russell, by deed from William B. Alston and wife, of record in Book 2861, Page 281, Register's Office for Davidson County, Tennessee; thence north 3 degrees 02 minutes east 305.2 feet to a point in the southerly margin of Warfield Lane; thence easterly with the southerly margin of said Lane 165.65 feet to a point; thence southwardly 281.6 feet to a point; thence north 87 degrees 02 minutes west 119.6 feet to the point of beginning.

Being the same property conveyed to the Elizabeth Lee Breinig Trust from Betty L. Breinig by Quitclaim Deed dated August 22, 1996, of record in Book 10166, Page 507 in the offices of the Register of Deeds for Davidson County, Tennessee.

This is improved property known as 2319 Warfield Lane, Nashville, Davidson County, Tennessee 37215.

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. 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 OUR HANDS this 4TH day of JANUARY, 1999.

ELIZABETH LEE BREINIG TRUST-
Grantor

By: Clarence B. Breinig
Clarence B. Breinig, Co-Trustee

By: John Boyers Breinig
John Boyers Breinig, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Melissa Curran, a Notary Public of this County, Clarence B. Breinig, Co-Trustee of the Elizabeth Lee Breinig Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of said trust.

WITNESS MY HAND, at office, this 4th day of January, 1999.

MELISSA CURRAN
NOTARY PUBLIC AT LARGE
DAVIDSON CO.

Melissa
Notary Public My Commission Expires Jan. 26, 2002
My Commission Expires: _____

#89999

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Melissa Curran, a Notary Public of this County, John Boyers Breinig, Co-Trustee of the Elizabeth Lee Breinig Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of said trust.

WITNESS MY HAND, at office, this 4th day of January, 1999.

Notary Public My Commission Expires: Jan. 25, 2002
My Commission Expires: _____

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

053531

IDENTIF. ↑ REFERENCE

99 JAN 11 PM 4:07

HILL GWYNN REGISTER
DAVIDSON COUNTY, TN

#89999

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