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Prepared by:
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Box 21-B

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR.
Mary K. McBee **427 Lynwood Boulevard** **Nashville, TN 37205**	**Mary K. McBee** **427 Lynwood Boulevard** **Nashville, TN 37205**	**Map-116** **Group-15** **Parcel-58**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, John Edward McBee ("Grantor") by these presents and for the purpose of terminating their tenancy by the entireties, does hereby quitclaim and convey in fee simple unto Mary K. McBee ("Grantee"), her successors and assigns, any and all of his right, title, and interest in and to the following described property in Davidson County, Tennessee:

> Being lot No. 75-A on the Plan of Royal Oaks Re-subdivision, as of record in book 974, pages 4 and 5, Register's Office for said County.
>
> Said lot No. 75-A fronts 100 feet on the westerly side of Lynwood Boulevard and runs back 301.2 feet on the northerly line and 302.4 feet on the southerly line, to the easterly line of lot No. 76-A measuring 100 feet thereon.
>
> Being the same property conveyed to John Edward McBee and wife, Mary K. McBee by Warranty Deed from Paul W. Horn and wife, Loyce R. Horn of record in Book 3434, Page 129, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 427 Lynwood Boulevard, Nashville, Tennessee 37205.

#59914

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 and Grantee. 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 29th day of January, 1999.

John Edward McBee

John Edward McBee,
Grantor

9089 01/29 0101 03CHECK 10.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Tommy C Estes, a Notary Public of this County, John Edward McBee, the within named bargainor, 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.

WITNESS MY HAND, at office, this 29th day of JAN, 1999.

05426678
IDENTIF. & REFERENCE
99 JAN 29 PM 3:28
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

Tommy C Estes

Notary Public
My Commission Expires: 10/1/2000

TOMMY C ESTES NOTARY PUBLIC AT LARGE WILLIAMSON

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