Prepared by and Recording Requested by:
Smith Gaines & Associates, PLLC
6799 Great Oaks Road, Suite 110
Memphis, TN 38138

Map Parcel #: 117-8-214

BOOK 11426 PG. 413

QUIT CLAIM DEED

Owner & Property Address:	*	Mail Tax Statement to:
MARILYN W. SHADINGER, Trustee of the	*	Marilyn W. Shadinger, Tee
MARILYN W. SHADINGER REVOCABLE LIVING TRUST	*	1417 Gale Lane
1417 Gale Lane	*	Nashville, TN 37212
Nashville, TN 37212	*	

The GRANTORS, **RICHARD D. SHADINGER and wife, MARILYN W. SHADINGER** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, remise, release, quit claim, and convey grantor's right, title, and interest in and to the below-described property to:

MARILYN W. SHADINGER, Trustee of the **MARILYN W. SHADINGER REVOCABLE LIVING TRUST**, dated August 17, 1998.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Being the northerly part of Lot 10, on the Plan of B.J. McCarthy's Subdivision as shown on plat of record in Plat Book 421, Page 170, in the Register's Office of Davidson County. Said part of Lot 10 fronts 100 feet on the southerly side of Gale Lane and extends back 247 feet on the easterly line of 267.8 feet on the westerly line to a dead line in the rear, being the State of Tennessee right-of - way measuring 102.7 feet thereon.

Being the same property conveyed to husband and wife by Warranty Deed of record in Deed Book 5573, Page 397, in the Register's Office of Davidson County, Tennessee. RICHARD C. SHADINGER spouse of MARILYN W. SHADINGER, joins in this conveyance to relinquish any and all marital rights he/she may have in said property. This conveyance will sever our relationship as tenants by the entireties.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 7th day of March, 1999 by the undersigned.

Richard C. Shadinger
RICHARD C. SHADINGER

Marilyn W. Shadinger
MARILYN W. SHADINGER

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared RICHARD C. SHADINGER to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 7 th day of March, 1999.

Nancy Junius Griswold
NOTARY PUBLIC

My Commission Expires: May 28, 2000.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared MARILYN W. SHADINGER to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 7 th day of March, 1999.

Nancy Junius Griswold
NOTARY PUBLIC

My Commission Expires: May 28, 2000

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409(a)(3)(F).

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Marilyn W. Shadinger
MARILYN W. SHADINGER

Subscribed and sworn to before me this 7 th day of March, 1999.

Nancy Junius Griswold
NOTARY PUBLIC

My Commission Expires: May 28, 2000

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