51-B

THIS INSTRUMENT PREPARED BY:

Harris A. Gilbert
WYATT, TARRANT & COMBS
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219-1750
(615) 251-6705

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Lynn S. Fritz 1614 Highland View Court Orange Park, FL 32073	Same	Map 103-15 Parcel 32

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, Lynn S. Fritz, Executor under the Last Will & Testament of Diane Elaine Smirnow, deceased, and Co-Executor under the Last Will & Testament of Edwin Smirnow, deceased, by these presents do hereby quitclaim and convey to the residuary beneficiary of both wills, namely, Lynn S. Fritz, their successors and assigns, all my right, title and interest in and to the following described tract of land:

A certain property located in the City of Nashville, County of Davidson, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Plan of the Kenner Manor Land Company's 2nd Subdivision of the Kenner Tract, as of record in Book 421, Page 100, R.O.D.C. Tennessee. Said lot being on the southerly margin of West End Avenue at the corner of Lots 1 and 2; thence with the southerly margin of said avenue easterly 96 feet to the northwest corner of a 10-foot strip sold to Nettie Elizabeth Sudekum by deed from Duncan F. Kenner et ux, dated October 23, 1928, and recorded in Book 831, Page 388, R.O.D.C. Tennessee; thence with the westerly line of said 10-foot strip southerly 200 feet, more or less, to the northerly margin of Lot No. 4 on said plan; thence westerly along the northerly margin of Lot No. 4, 85 feet to the easterly margin of Lot No. 2 on said plan; thence northerly along the easterly margin of Lot No. 2, 200 feet, more or less, to the point of beginning, being the same property conveyed to Thelma Hershkovitz by deed from Joe Hershkovitz recorded in Book No. 1115, Page 291, R.O.D.C., Tennessee.

This is improved property known as 4317 Harding Road.

99 JUN 28 PM 4:10
BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0604995

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 7th day of June, 1999, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lynn S. Fritz, executor

LYNN S. FRITZ, EXECUTOR UNDER THE LAST WILL AND TESTAMENT OF DIANE ELAINE SMIRNOW, AND CO-EXECUTOR UNDER THE LAST WILL AND TESTAMENT OF EDWIN SMIRNOW

STATE OF Florida

COUNTY OF Clay

On this day personally appeared before me a Notary Public within and for the county and state aforesaid, duly commissioned, qualified and acting, the within named LYNN S. FRITZ, to me known or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument for the consideration and purposes mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 7th day of June, 1999.

Notary Public

My Commission Expires:

GEORGE M. FRANCISCO
MY COMMISSION # CC 563270
EXPIRES: June 18, 2000
Bonded Thru Notary Public Underwriters

I hereby swear and affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer is $1.00; the herein described transfer being made for estate planning purposes only.

Lynn S. Fritz
Affiant

Subscribed and sworn to before me this 7th day of June, 1999, by the Affiant.

Notary Public

My Commission Expires:

GEORGE M. FRANCISCO
MY COMMISSION # CC 563270
EXPIRES: June 18, 2000
Bonded Thru Notary Public Underwriters

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