BOOK 11738 PAGE 321

box# 28-B

This instrument was prepared by:
Leroy Johnston Ellis, IV, Attorney
306 Gay Street, Suite 200
Nashville, TN 37201
file #99070032

QUIT CLAIM DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Peter A. Dentici, & Michael Anthony Dentici 223 Riverside Drive Nashville, Tennessee 37206-1956	New Owner	94-3 / 10.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid, and for the expressed intent to create a Joint Tenancy with Right of Survivorship, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **PETER A. DENTICI**, a widower, the GRANTOR herein, by these presents do QUITCLAIM transfer and convey unto:

PETER A. DENTICI, un-married and, **MICHAEL ANTHONY DENTICI**, un-married, to hold as Joint Tenants with Right of Survivorship, not as Tenants in Common, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Being the westerly 125 feet of Lot No. 24 on the Plan of Fortland Park, Section 1, as of record in Book 2663, page 61, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 24 fronts 75 feet on the easterly side of Riverside Drive and extends back between parallel lines 125 feet to dead line.

Being the same property conveyed to Peter A. Dentici and wife, Leah G. Dentici by deed from Charley S. Anderson and wife, Birdie Glenn Anderson of record in Book 4331, page 565, Register's Office for Davidson County, Tennessee. Subsequently, Leah G. Dentici having died and title having vested in Peter A. Dentici as surviving tenant by the entirety.

The above description is the same as in the previous deed of record.

The actual consideration or value for this transfer is $ 0

Affiant

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 10th day of November, 1999.

NOTARY PUBLIC

My Commission Expires: 3-23-02

I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, the property herein conveyed is subject to such encumbrances and restrictions as may affect the premises including:

Deed of Trust dated 8-20-99, Recorded @ Book 11636, page 31, R.O.D.C., TN
1999 Property taxes assumed by the GRANTEES.
Restrictions of record in Book 2753, page 612; & Book 3431, page 100, R.O.D.C., TN.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is improved property known as: 223 Riverside Drive, Nashville, TN 37206.

Witness my hand this 10 day of Nov., 1999.

Peter A. Dentici

Peter A. Dentici

0041 11/10 0101 03CHECK 10.00

99 NOV 10 PM 1:33

RECEIVED FOR REFERENCE

06562210

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STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis II, a Notary Public in and for said County and State, the within named Peter Anthony Dentici and the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10 day of Nov., 1999.

NOTARY PUBLIC

My Commission Expires: May 28, 2000

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QUIT CLAIM

DEED

From: ***Peter Anthony Dentici***
a widower

To: ***Peter A. Dentici, and***
Michael Anthony Dentici
joint tenants with
right of survivorship

Property:

223 Riverside Drive
Nashville, TN. 37206

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
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Nashville, Tennessee 37201
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:wp51\atty\dentici.qc