Instr:200001040000984 Page: 1 OF 1
REC'D FOR REC 01/04/2000 2:05:20PM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

This instrument prepared by:
Douglas M. Kirk, attorney
1907 21st Avenue South
Nashville, Tennessee 37212

QUITCLAIM DEED

NEW OWNERS:	SEND TAX BILLS TO:
Esther Lynn Bryce Sherman address: 526 Fairfax Ave. Nashville, TN 37212	Esther Lynn Bryce Sherman address: 526 Fairfax Ave. Nashville, TN 37212

Map 104-11
Par 57

For and in consideration of the sum of ONE AND NO/100s DOLLAR ($1.00), cash in hand paid by the grantee herein named, and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

I, John E. Sherman, hereby quitclaim to Esther Lynn Bryce Sherman, her successors and assigns all of my interest, right, and title in the following land, including but not limited to any marital interest:

LAND in Davidson County, Tennessee, being Lot No. 24 and the easterly 46 feet of Lot No. 23 of Block 4 on the Plan of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee.

SAID Lot No. 24 and said part of Lot No. 23 front together 126 feet on the northerly side of Fairfax Avenue and run back between parallel lines 157.25 feet more or less to a dead line.

BEING the same property conveyed to John E. Sherman and wife, Esther Lynn Bryce Sherman by general warranty deed from John T. Nixon, Anne T. Nixon and Mignon E. Nixon, the heirs-at-law of Anne T. Nixon, and John T. Nixon as Administrator of the Estate of Anne T. Nixon, of record in Book 10392, page 916, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Minute Book 42, page 19, Chancery Court for Davidson County, Tennessee.

which has the address of 526 Fairfax Avenue, Nashville, Tennessee 37212.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1.00

John E. Sherman, Affiant

The Affiant having subscribed and sworn to before me this
the 3rd day of January ~~1999~~ 2000
My commission expires: _____
(affix seal)

ESTA HUNT SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires JULY 27, 2002

3rd IN WITNESS WHEREOF, I, John E. Sherman, have duly executed this quitclaim deed this
day of January, ~~1999~~. 2000

John E. Sherman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Esta Smith, a Notary Public in and for said County and State, John E. Sherman, the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged his execution of the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee this 3rd day of January, ~~1999~~ 2000

My commission expires:

ESTA HUNT SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires JULY 27, 2002