B42

PREPARED BY;
Gregory S. Perrone, Attorney
109 Westpark Drive, Suite 330
Brentwood, TN 37027

Instr:200001260008550 Page: 1 OF 2
REC'D FOR REC 01/26/2000 11:35:56AM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

New Owner:	Send Tax Bills To:	Map/Parcel #
Christopher Michael Jay	Flagstar Bank, F. S. B.	MAP: 091-15-0
5306 Nevada Avenue	2600 Telegraph Road	PARCEL: 066.00
Nashville, TN 37209	Bloomfield Hills, MI 48302	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged CHRISTOPHER MICHAEL JAY AND SAMANTHA GENTRY, by these presents does hereby quitclaim and convey unto CHRISTOPHER MICHAEL JAY AND WIFE, SAMANTHA JAY, their successors and assigns all his right, title, and interest in and to the following tract of land in Davidson County, Tennessee, described as follows, to-wit:

Being part of Block 13 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's office for said County, and part of an abandoned railroad right-of-way, described according to a survey made January 9, 1946, by E.R. Southgate, Surveyor as follows:

Beginning on the northerly margin of Nevada Avenue, 320 feet east of the easterly margin of 54th Avenue, North or Richland Avenue; thence with the northerly margin of Nevada Avenue, eastwardly 50 feet; thence northwardly 200 feet to the southerly margin of an alley; thence with the southerly margin of said alley, westerwardly 50 feet; thence southwardly 200 feet to the point of beginning.

Being the same property conveyed to Christopher Michael Jay and Samantha Gentry, as tenants in common with right of survivorship, by deed from Ruby O. Anderson, unmarried of record in instrument #199912060300192, Register's Office for Davidson County, Tennessee.

This is improved property known as 5306 Nevada Avenue, Nashville, TN 37209

This conveyance is done for the sole purpose of creating a tenancy by the entirety in accordance with T.C.A. 66-1-109.

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

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

Witness my hand this day of January, 2000.

JACQUELINE FREELE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 29, 2003

CHRISTOPHER MICHAEL JAY

SAMANTHA GENTRY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named CHRISTOPHER MICHAEL JAY AND SAMANTHA GENTRY, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee the 24th day of January, 2000.

JACQUE L. FREEZE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 29, 2003

Jacque L. Freeze
NOTARY PUBLIC

My commission expires: 3/29/03

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer of property $ 0.00 and no other monetary consideration.

Betty Hodges
AFFIANT

JACQUE L. FREEZE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 29, 2003

Sworn to and subscribed before me this 24th day of January, 2000.

Jacque L. Freeze
NOTARY PUBLIC

My commission expires: 3/29/03