This Instrument Prepared By:
Patricia A. Montgomery (#016220)
Westlake & Marsden, P.C.
SunTrust Center
424 Church Street, Suite 1400
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 02/06/01 14:25 3pgs
Fees:14.00 Taxes:0.00
20010206-0011732

QUITCLAIM DEED

ADDRESS NEW OWNER:

George J. Mantoan
Donna L. Mantoan
P.O. Box 111749
Nashville, TN 37222-1749

SEND TAX BILLS TO:

Same

MAP-PARCEL NO.:

Map 119-9
Parcel 153

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is none.

Donna L Mantoan
AFFIANT

Subscribed and sworn to before me this 30 day of Jan 2001

Connie Merrell
NOTARY PUBLIC

My Commission Expires: My Commission Expires NOV. 30, 2002

For the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, George J. Mantoan, and wife, Donna L. Mantoan, hereby quitclaim and convey an undivided one-half interest as tenant in common to George J. Mantoan, his personal representatives, heirs and assigns, and an undivided one-half interest as tenant in common to Donna L. Mantoan, her personal representatives, heirs and assigns, each tenant in common to receive his or her undivided one-half interest without any right of survivorship in and to a certain parcel or tract of land in Davidson County, Tennessee described as follows:

Being parts of Lot Nos. 11 and 12 on the Map of Parkway Subdivision, as of record in Book 974, page 62, Register's Office for said County, being Lot No. 9 on the Revised Map of Lots 4 to 12, inclusive, of Parkway Subdivision, not of record, in a survey made by Russell Dixon and J. Bruff Wilson, Surveyors, May 23, 1950, and described according to a survey by John Kohl and Company

dated November 10, 1975, as follows:

Beginning at a point on the westerly side of Foster Avenue, said point being 111.0 feet south of the southeast corner of the Resubdivision of Part of Tract No. 3 of the Patterson Tract as of record in Book 4595, page 176, said Register's Office; thence leaving said margin westwardly 190.5 feet; thence northwardly 16.1 feet; thence northeastwardly 167 feet; thence eastwardly 25 feet to a point in the westerly side of Foster Avenue; thence with said Avenue southwardly 98 feet to the beginning.

Together with an easement for overhang encroachment, building encroachment, parking, ingress and egress over, across and to the following described property:

Land in Davidson County, Tennessee, described according to a survey by John Kohl dated November 10, 1975, as follows:

Beginning at a point in the westerly margin of Foster Avenue, said point being 396.7 feet, more or less, from the southwest corner of Foster Avenue and Carter Street; said point also being 195.02 feet south of the northeast corner of the property conveyed to Bobby J. Stanley and wife, Nancy R. Stanley by deed from Phillip Saindon, Trustee, of record in Book 4689, page 191, said Register's Office; thence South 63 deg. 10 min. West 195.0 feet to a point; thence North 43 deg. 55 min. West 45.0 feet to a point; thence North 61 deg. 15 min. East 212.0 feet, more or less, to a point in the westerly margin of Foster Avenue, thence with said westerly margin of Foster Avenue 45.02 feet to the point of beginning.

Being the same property conveyed to George J. Mantoan and wife, Donna L. Mantoan by warranty deed from Bobby J. Stanley and wife, Nancy R. Stanley, of record in Book 10673, page 162, Register's Office for Davidson County.

This conveyance is subject to all limitations, restrictions and encumbrances which may affect the property and is made in accordance with Tennessee Code Annotated § 66-1-110 for the sole purpose of vesting fee simple title as tenants in common without any right of survivorship in an undivided one-half interest in George J. Mantoan and an undivided one-half interest in Donna L. Mantoan.

Witness our hands this 30 day of January, 2000.

GEORGE J. MANTOAN

DONNA L. MANTOAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named, GEORGE J. MANTOAN, the bargainor, with whom I am personally acquainted, and who acknowledged, under oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee this 30 day of Jan 200[illegible].

NOTARY PUBLIC

My Commission Expires: My Commission Expires NOV. 30, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named, DONNA L. MANTOAN, the bargainor, with whom I am personally acquainted, and who acknowledged, under oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee this 30 day of Jan 200[illegible].

NOTARY PUBLIC

My Commission Expires: [illegible]

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