THIS INSTRUMENT PREPARED BY: William H. Lassiter, Jr., Esq., 213 Fifth Avenue, North, Nashville, TN 37219-1901; (615) 259-9344

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL
Mary Candice Burger 1929 19th Avenue South Nashville, TN 37212	Same	Map 104-12 Parcel 192
Margaret Ann Neal 101 Culpepper Franklin, TN 37067		
Nixon Burger 2605 71st Avenue South Miami, FL 33156		

Davidson County DEEDQC
Recvd: 04/25/01 12:14 2pgs
Fees:10.00 Taxes:0.00
20010425-0041039

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), I, **ANN A. BURGER** by these presents, do hereby quitclaim and convey unto **MARY CANDICE BURGER, MARGARET ANN NEAL**, and **NIXON BURGER**, their successors, heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being the northerly 75 feet of Lot No. 46, on the plan of Christopher and Kirkman's Belmont Part Addition to Nashville, as shown on plat of record in Plat Book 57, page 158, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> SAID part of Lot No. 46 fronts 75 feet on the easterly side of 19th Avenue South, formerly Avondale Avenue, and runs back between parallel lines 159 feet to an alley.
>
> BEING the same property conveyed to Ann A. Burger, Daniel H. Ashmead, and Mary Candice Burger, by Warranty deed from Kim M. Thoene, of record in Book 9264, page 722, said Register's Office.

This is improved property which has the address of 1920 19th Avenue South, Nashville, Tennessee 37212.

Said property is conveyed subject to all limitations, restrictions and encumbrances as may affect the premises. I hereby reserve my right to a life estate in this property.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 19th day of April, 2001.

Ann A. Burger
ANN A. BURGER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ - 0 -.

Ann A. Burger
ANN A. BURGER

Sworn to and subscribed before me

this 19th day of April, 2001.

Linda Gayle Barnes
Notary Public

My Commission Expires:

3-28-02

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Linda Gayle Barnes, a Notary Public in and for said County and State, **ANN A. BURGER,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee, on this 19th day of April, 2001.

Linda Gayle Barnes
Notary Public

My Commission Expires:

3-28-02