A298-10
R298-04

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 04/26/01 14:34 2pgs
Fees:10.00 Taxes:0.00

20010426-0042240

THIS QUITCLAIM DEED, Executed this 26TH day of APRIL 2001 (year),

by first party, Grantor, J RICHARD FRANZ/EDITH A. FRANZ

whose post office address is 5013 WOODLAND HILLS DR
BRENTWOOD, TN 37027-5829

to second party, Grantee, K. MICHAEL GOAD/JULIE A. GOAD

NEW OWNER & TAX BILLS

whose post office address is 925 GALE LANE
NASHVILLE, TN 37204

WITNESSETH, That the said first party, for good consideration and for the sum of Dollars ($ 0) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of DAVIDSON, State of TENNESSEE to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1, ON AN UNRECORDED MAP OF A RE-SUBDIVISION OF PART OF VAUIX LAND, MADE NOVEMBER 14, 1931. SAID LOT NO. 1 FRONTS 101.65 FEET ON THE SOUTHERLY SIDE OF GALE AVENUE, AND RUNS BACK 421.4 FEET ON THE WESTERLY LINE AND 435.7 FEET ON THE EASTERLY LINE TO THE RIGHT-OF-WAY OF THE TENNESSEE CENTRAL RAILROAD, AND SHOWN 102.3 FEET ON SAID RIGHT-OF-WAY.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM IS THE PROPERTY SOLD OFF TO THE STATE OF TENNESSEE OF RECORD IN BOOK 4751, PAGE 309, REGISTER'S OFFICE FOR SAID COUNTY. THE ABOVE LEGAL DESCRIPTIONS ARE FROM THE PREVIOUS DEED OF RECORD.

Being that parcel of land conveyed to J. RICHARD FRANZ, MARRIED from CALDWELL J. RAMSEY AND WIFE, CATHERINE RAMSEY by that deed dated 12/23/1993 and recorded 12/23/1993 in Deed Book 9198, at Page 468 of the DAVIDSON County, TN Public Registry.

Being that parcel of land conveyed to J. RICHARD FRANZ AND WIFE, EDITH A. FRANZ TRUSTEES U/A/D MARCH 31, 1994 from J. RICHARD FRANZ, INDIVIDUALLY by that deed dated 03/31/1994 and recorded 05/03/1994 in Deed Book 9332, at Page 650 of the DAVIDSON County, TN Public Registry.

Tax Map Reference: 118-5-192

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Signature of Witness

Print name of Witness

Signature of Witness

Print name of Witness

J Richard Franz
Signature of First Party

J RICHARD FRANZ
Print name of First Party

Edith A. Franz
Signature of First Party

Edith A. Franz
Print name of First Party

State of }
County of
On before me,
appeared J Richard Franz + Edith A Franz
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

GRIMES BAIRD
Notary Public, State of Tennessee
Davidson County
My Commission Expires August 4, 2003

Affiant ____Known ____Produced ID
Type of ID _____
(Seal)

State of
County of
On before me,
appeared
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

Affiant ____Known ____Produced ID
Type of ID _____
(Seal)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

J Richard Franz
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April 2001.

Deputy Register

J Richard Franz
Signature of Preparer

J RICHARD FRANZ
Print Name of Preparer

5013 WOODLAND HILLS DR
Address of Preparer

BRENTWOOD, TN 37027