Davidson County DEEDQC
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20020906-0108005

THIS INSTRUMENT PREPARED BY:

Harris A. Gilbert
WYATT, TARRANT & COMBS, LLP
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203-1744
(615) 251-6705

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
James A. Flexer 231 Cherokee Drive Nashville, TN 37205	Same	Map 103-12 Parcel 14 26W-04530

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of our love and affection, we, GOLDIE F. SHEPARD, JAMES A. FLEXER, and NANCY GAIL FLEXER, the beneficiaries and heirs under the Will of Mildred A. Flexer, deceased, do hereby bargain, sell, release, remise and convey unto JAMES A. FLEXER, his successors and assigns, all of our right, title and interest in the property known as 231 Cherokee Road, Nashville, Tennessee 37205, and more particularly described on Exhibit A to this Deed, which is attached hereto and made a part hereof.

This quitclaim conveyance is made to James A. Flexer, his heirs and assigns, because our mother, Mildred A. Flexer, now deceased, willed her supposed interest to us, but she did not own said property at her death, but instead, said property had been owned for a period of many years by James A. Flexer, who paid the taxes and paid for same, and is the true owner thereof. The interest of Mildred A. Flexer in said property was as a title holder for James A. Flexer; and this conveyance is for the purpose of quitclaiming any interest we may have in said property to the true owner, James A. Flexer.

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

WITNESS my hand this 25th day of August, 2002

GOLDIE F. SHEPARD

JAMES A. FLEXER

NANCY GAIL FLEXER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this day personally appeared before me a Notary Public within and for the county and state aforesaid, duly commissioned, qualified and acting, the within named GOLDIE F. SHEPARD, to me known or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument for the consideration and purposes mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 25th day of August, 20 02.

Notary Public

My Commission Expires:

5/28/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this day personally appeared before me a Notary Public within and for the county and state aforesaid, duly commissioned, qualified and acting, the within named JAMES A. FLEXER, to me known or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument for the consideration and purposes mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 25th day of August, 20 02.

Notary Public

My Commission Expires:

5/28/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this day personally appeared before me a Notary Public within and for the county and state aforesaid, duly commissioned, qualified and acting, the within named NANCY GAIL FLEXER, to me known or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument for the consideration and purposes mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 25th day of August, 20 02.

Notary Public

My Commission Expires:

5/28/06

I hereby swear and affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this 25th day of August, 2002

Notary Public

My Commission Expires:

5/28/06

45177540.1

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 29 on Block "L" of the Plan of Cherokee Park, Section 3, as of record in Book 843, pages 2 and 3, Register's Office for said County.

Said Lot No. 29 fronts 60 feet on the westerly side of Cherokee Road and runs back 130.75 feet on the northerly line and 128.74 feet on the southerly line to a dead line, measuring 60.03 feet thereon.

Being the same property vested in MILDRED A. FLEXER, a widow, by deed from ARNOLD EUGENE ARKOVITZ ET UX RISHA M. ARKOVITZ and SYLVIA A. PODIS, a widow, heirs of JENNIE ARKOVITZ, dated 01/24/00 of record in Book 200001250008215, Register's Office for Davidson County, Tennessee.