Davidson County DEEDQC
Recvd: 01/19/06 13:51 4 pgs
Fees:27.00 Taxes:0.00
20060119-0007390

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001
Doc. 2628604 djs

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
EUGENE C. FLEMING KAREN M. FLEMING 23 Wynstone Nashville, Tennessee 37215	Same	Map: 158 Group: 4A Parcel: 121

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged and in order to create a tenancy in common, we, EUGENE C. FLEMING and KAREN M. FLEMING, by these presents do hereby quitclaim and convey unto MICHAEL D. SONTAG, his heirs and assigns, all our right, title and interest in and to the property described on Exhibit A hereto.

AND MICHAEL D. SONTAG in order to create a tenancy in common does hereby quitclaim and convey unto EUGENE C. FLEMING and wife, KAREN M. FLEMING, as equal tenants in common, their heirs, and assigns, all his right, title and interest in and to said property.

The description on Exhibit A hereto is the same as that contained in the prior deed.

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

This is improved property known as 23 Wynstone, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 27th day of December, 2005.

EUGENE C. FLEMING

Karen M. Fleming
KAREN M. FLEMING

MICHAEL D. SONTAG

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, EUGENE C. FLEMING and KAREN M. FLEMING, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of December, 2005.

Delores Richardson
Notary Public

My Commission Expires:
9/19/2009

DELORES RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, MICHAEL D. SONTAG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of December, 2005.

Delores Richardson
Notary Public

My Commission Expires:
9/19/2009

DELORES RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 27th day of December, 2005.

Notary Public

My Commission Expires:
9/19/2009

DELORES RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Section Three, Otter Wood, of record in Plat Book 6900, pages 788, 789 and 790, Register's Office for Davidson County, Tennessee.

Said Lot No. 63 fronts 36.5 feet on the easterly margin of Wynstone and extends back 440.0 feet on the northerly line and 514.86 feet on the southerly line to a broken line in the rear measuring 492.75 feet thereon.

Being the same property conveyed to EUGENE C. FLEMING and KAREN M. FLEMING, by deed of record in Book 8876, page 92, Register's Office of Davidson County, Tennessee.