This Instrument Prepared By:
Harold H. Parker, Attorney
105 North Maple Street, Suite 4, Murfreesboro, TN 37130

ADDRESS NEW OWNER
Liz F. Flanigen
141 Keyway Dr.
Nashville, TN 37205

SEND TAX BILL TO:
Liz F. Flanigen
141 Keyway Dr.
Nashville, TN 37205

Map/Par: 129-4-63

QUITCLAIM DEED

Liz F. Flanigen, (Grantor) hereinafter reserves unto herself a 40.11% interest in the following property and hereby quitclaims to **Lizzie Fisher**, (Grantee) a 59.89% interest in the following property as joint tenants with the right of survivorship and not as tenants in common for the sum of Thirty-five thousand, five hundred nineteen dollars ($35,519) cash in hand paid by the Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 66 on Map of West Meade Farms, Section III, as of record in Book 1835, page 4, Register's Office for said County.

Said Lot No. 66 fronts 201 feet on the southwesterly side of Keyway Drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to George J. Flanigen and wife, Liz F. Flanigen, by warranty deed from Enrico I. Ricafon and Wife, Zenaida M. Ricafort, of record in Book 4963, page 127, Register's Office for Davidson County, Tennessee.

Davidson County DEEDQC
Recvd: 06/19/07 08:24 2 pgs
Fees:13.00 Taxes:131.42
20070619-0072924

This is improved property known as 141 Keyway Drive, Nashville, Tennessee 37205.

This property is conveyed expressly subject to all existing restrictions and easements of record as may affect the property.

Being the same property conveyed to Liz Fisher Flanigen by George F. Flanigen of all his right, title and interest, marital or otherwise, by Quitclaim Deed by Agreed Order in the Probate Court for Davidson County, Tennessee, in the case of George F. Flanigen II v. Liz Fisher Flanigen, Docket No. 89D-1404. Received for recording the

26th day of November, 1996, recorded in Book 10271, pages 198, 199 of the Register's Office for Davidson County, Tennessee.

Neither the Grantor nor the Grantee shall have the right of partition without the consent of the other. The Grantor shall be responsible for all repairs, major and minor, shall maintain hazard insurance on the property for no less than the building's fair market value, and shall be responsible for paying all real estate taxes.

This document has been prepared from the information provided by the Grantor's records. The preparation of this deed neither makes nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

WITNESS my hand this the 8 day of June 2007.

Liz F. Flanigen

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Liz F. Flanigen,** the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purpose therein contained.

WITNESS my hand and official seal of ~~office this~~ 8 day of June 2007.

NOTARY PUBLIC

My Commission Expires: July 24, 2010

ROBERT EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value of consideration for this transfer is $35, 519.

Affiant

Subscribed and sworn to before me on the 8 day of June 2007.

NOTARY

My commission Expires: July 24, 2010

ROBERT EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY