Prepared by:
Dennis Triplett
Madison, Tennessee

BOOK 4881 PAGE 653

13-16

220 pw

D E E D

Address of new owner and send tax bills to:

Edward Kuster
1134 Bubbling Well Road
Madison, Tennessee 37115

FOR AND IN CONSIDERATION of Ten And No/100 Dollars, and for the express purpose of making a re-conveyance to create a joint tenancy, with the right of survivorship, it being the intent of the grantor that the survivor shall hold the hereinafter described property in fee simple, I, Edward Kuster, by these presents do hereby transfer and convey unto Bonnie S. Jenkins, Trustee, her sucessors and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to wit:

BEING Lot No. 84 in the Kingsway Green Subdivision, a part of which is recorded in Book 3842, Page 227, Register's Office for said County.

SAID Lot No. 84 fronts 45 feet on the south side of Bubbling Well Road and extends back between 115 feet to a dead line in the rear on which it measures 45 feet.

BEING the same property conveyed to Edward Kuster by deed from George Persinger and wife, Anita G. Persinger, of record in Book 4709, Page 92, said Register's Office.

THIS conveyance is made subject to restrictive covenants of record in Book 4270, Page 421, and Book 4280, Page 68, said Register's Office, and the Plan of record in Book 3842, Page 227, Register's Office for said County.

This is unimproved { } improved { } property, known as 1134 Bubbling Well Road Madison, Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Trustee, her heirs and assigns, forever, and I do covenant with the said Trustee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Trustee, her heirs and assigns, against the lawful claims of all persons whomsoever.

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

And now, I, the said Bonnie S. Jenkins, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Edward Kuster and Ruth Seaman, as joint tenants with the right of survivorship as aforesaid, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made. And I, Bonnie S. Jenkins, as Trustee, do hereby transfer, assign and set over to Edward Kuster and Ruth Seaman, all of the covenants and warranties contained in the aforesaid deed, and I do hereby warrant the title as fully as I am authorized to do as Trustee, but not further or otherwise. Said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16th day of December, 1974.

Edward Kuster
EDWARD KUSTER

Bonnie S. Jenkins
TRUSTEE

THIS INSTRUMENT WAS PREPARED BY:

Dennis Wright, Attorney
400 Gallatin Road, North
Madison, Tennessee 37115
Telephone 865-2947

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for the transfer is $3,000.00. Subscribed and sworn to before me, this the 16th day of December, 1974.

Edward Kuster

Notary Public

My Commission Expires: August 21, 1976

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Edward Kuster and Bonnie S. Jenkins, the bargainor, and the Trustee, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this 16th day of December, 1974.

Notary Public

My commission expires:

August 21, 1976

JAN 15 75	CONV	*3,000.00				
JAN 15 75	S'TAX		A*	7.80		
JAN 15 75	PR'FEE		A*	.50		
JAN 15 75	W'DEED		A*	6.00	*	14.30

C 8 4 4 4 3

IDENTIF. REFERENCE

JAN 15 1 30 PM '75

REGISTER
DAVIDSON COUNTY, TENN.