QUITCLAIM DEED

BOOK 4984 PAGE 764

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph Zerbe et ux (NAME)	First Federal Savings & Loan Assn. (NAME)	Map 52-9
331 E. Due West Avenue (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue North (STREET ADDRESS)	Parcel 37
Madison, Tennessee (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	11D66985

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a tenancy by the entireties,

We, Dixie C. Zerbe and husband, Ralph Zerbe,

by these presents do hereby quitclaim and convey unto James A. Lesemann, *Trustee, his successors and assigns, the following described tract or parcel of land, to wit:*

Land in Davidson County, Tennessee, being Lot No. 10 on the Map of Geo. F. Roth's Resubdivision of Lots 19 and 23, in the Montague Subdivision, not of record, and described as follows:

Beginning at a point in the northerly margin of Due West Avenue at the corner of Lots 9 and 10; thence northerly 200 feet to a point in the south margin of Lot 11; thence easterly with the margin of Lot 11, 50 feet to a point; thence southerly 200 feet to the northerly margin of Due West Avenue; thence westerly with said Avenue 50 feet to the beginning.

Being the same property conveyed to Dixie C. Zerbe by deeds from Jean Elizabeth Wright, et al, of record in book 4694, page 78; and from Ralph Zerbe, of record in book 4880, page 994; both in the Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ None

Subscribed and sworn to before me, this the 2nd day of January 19 76

Affiant Dixie C. Zerbe

My commission expires: 1-31-78 (Affix Seal)

Notary Public Barbara J. Hall

This is unimproved ( ) improved (X) property, known as 331 Due West Avenue, (House Number) (Street) Madison, Tennessee (P. O. Address: City or Town) (Postal Zone)

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

And now, I, the said James A. Lesemann, *Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto* Ralph Zerbe and wife, Dixie C. Zerbe, their

heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF *we have hereunto set our hands on this the* 2nd *day of* January, *19* 76.

Dixie C. Zerbe

Ralph Zerbe

James A. Lesemann
Trustee.

THIS INSTRUMENT WAS PREPARED BY:

James A. Lesemann, Attorney
320 Gallatin Road
Madison, Tennessee 37115

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, Dixie C. Zerbe and husband, Ralph Zerbe, the Bargainors, 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 Nashville, Tennessee, this 2nd day of January, 19 76

James A. Lesemann
Notary Public.

My commission expires: 1-31-78

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 James A. Lesemann, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of January, 19 76

James A. Lesemann
Notary Public.

My commission expires 1-31-78

D 30530

IDENTIF. REFERENCE

JAN 2 11 52 AM '76

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

JAN-26 76 MISC B* 4.00
JAN-26 76 MISC B* .20 * 4.20

QUITCLAIM

Deed

From:

Dixie C. Zerbe et vir.

to:

James A. Lesemann
Trustee.

AND

From:

James A. Lesemann
Trustee.

to:

Ralph Zerbe et ux

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS