BOOK 5064 PAGE 432

Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

**FROM**

William H. Kern and wife, Mildred Kern

**TO** Melvin B. Butler, Trustee

**AND**

**FROM** Melvin B. Butler, Trustee

**TO** Mildred Kern

# QUITCLAIM DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mildred Kern (NAME) | Guaranty Mortgage Company (NAME) | 91-12 |
| 710 - 45th Avenue North (STREET ADDRESS OR ROUTE NUMBER) | First American Center (STREET ADDRESS) | PAR 64 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee (CITY) (STATE) (ZIP) | |

THIS INSTRUMENT WAS PREPARED BY

Melvin B. Butler, Attorney
633 Stahlman Building
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ None

Mildred Kern
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF August, 1976

Notary Public

MY COMMISSION EXPIRES: 4-27-80

(AFFIX SEAL)

D65981

IDENTIFICATION REFERENCE

SEP 1 1 05 PM '76

REGISTER DAVIDSON COUNTY, TENN.

FEE

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create an estate in Mildred Kern in fee simple absolute from divorce decree.

We, William H. Kern and wife, Mildred Kern

by these presents do hereby quitclaim and convey unto Melvin B. Butler, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Being Lots Nos. 89 and 91 of Block 60, Plan No.1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said county.

Said lot Nos. 89 and 91 front together 50 feet on the easterly side of 45th Avenue North, formerly 4th Street and run back between parallel lines 105.5 feet to an alley.

Being part of the real property conveyed to B & D Development Company by deed from W. L. Bainbridge, Jr. and wife, dated December 22, 1958, filed January 6, 1959, and recorded in Book 2861, page 191, said Register's Office.

Being the same property deeded to William H. Kern and wife, Mildred Kern, of record in Register's Office for Davidson County, Tennessee in Book 2906, page 619, same real property awarded to Mildred Kern by Final Decree of Divorce.

This is unimproved ( ) improved (X) property, known as 710 - 45th Avenue North, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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

BOOK 5064 PAGE 433

And now, I, the said Melvin B. Butler, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Mildred Kern,

her 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 20th day of August, 19 76.

William H. Kern

Mildred Kern

Melvin B. Butler
Trustee.

SEP-1? MISC 8* 4.00 * 4.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert L. Taylor, a Notary Public in and for said County and State, the within named, William H. Kern, 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 23 day of August, 19 76.

Robert L. Taylor
Notary Public.

My commission expires: 1-30-79

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jean B. Creamer, a Notary Public in and for said County and State, the within named Melvin B. Butler, 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 20th day of August, 19 76.

Jean B. Creamer
Notary Public.

My commission expires: 4-27-80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jean B. Creamer, A Notary Public in and for said county and State, the within named MILDRED KERN, with whom I am personally acquainted, and who acknowledged to me that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of August, 1976.

Jean B. Creamer
NOTARY PUBLIC

My Commission Expires: 4-27-80