This instrument prepared by:
James Wm. Hofstetter, Jr.
1206 Fidelity Federal Building
Nashville, Tennessee 37219
Telephone: 254-5803

QUITCLAIM DEED

FROM: James Wm. Hofstetter, Jr., for and as Trustee in Bankruptcy for Robert Edwin Coursey, BK 78-30489, AND Geneva Coursey, wife of Robert Edwin Coursey

TO: Ms. Elaine Hamilton,

New Owner	Send Tax Bills To	Map & Parcel No.
Elaine Hamilton 112 Lafayette Court Nashville, TN 37205	Elaine Hamilton 112 Lafayette Court Nashville, TN 37205	Map 105-7 Par 235

WHEREAS, on April 4, 1978, Robert Edwin Coursey filed a Petition for Voluntary Bankruptcy in the United States District Court for the Middle District of Tennessee, Nashville Division, said Bankruptcy Petition being assigned BK 78-30489, and was adjudicated a bankrupt under the provisions of the Bankruptcy Act on said date, and

WHEREAS, on May 4, 1978, James Wm. Hofstetter, Jr., a grantor herein, was appointed Trustee in Bankruptcy for the bankrupt estate of Robert Edwin Coursey, and

WHEREAS, Geneva Coursey is the wife of the bankrupt, Robert Edwin Coursey, and

WHEREAS, on April 4, 1978, Robert Edwin Coursey and wife, Geneva Coursey, were the owners, as tenants by the entirety, of a house and lot located at 614 Hamilton Avenue, Nashville, Tennessee 37203, as of record by Warranty Deed recorded in Deed Book 5010, page 123, Register's Office for Davidson County, Tennessee, and

WHEREAS, pursuant to Section 70 of the Bankruptcy Act, on April 4, 1978, all of the right, title and interest of the above real property owned by Robert Edwin Coursey, and more specifically described below, passed to and became vested in James Wm. Hofstetter, Jr., for and as Trustee in Bankruptcy for the bankrupt estate of Robert Edwin Coursey, BK 78-30489, and

WHEREAS, by Order of the United States District Court for the Middle District of Tennessee, Nashville Division, entered on December 5, 1978, James Wm. Hofstetter, Jr., for and as Trustee in Bankruptcy, for the bankrupt estate of Robert Edwin Coursey, was authorized to privately sell to Elaine Hamilton, all of the bankrupt's and the Trustee's right, title and interest in the real property located at 614 Hamilton Avenue, Nashville, Tennessee 37203, and

WHEREAS, Geneva Coursey, wife of the bankrupt, Robert Edwin Coursey, and co-owner, as a tenant by the entirety, of the real property located at 614 Hamilton Avenue, Nashville, Tennessee 37203, is desirous of joining with the Trustee and conveying all of her right, title and interest in said real property, including, but not necessarily limited to her marital rights, to the grantee herein, Elaine Hamilton;

NOW, THEREFORE, for and in the consideration of Two thousand, seven hundred dollars ($2,700.00), the receipt of which is hereby acknowledged, we, James Wm. Hofstetter, Jr., for and as Trustee in Bankruptcy for the bankrupt estate of Robert Edwin Coursey, BK 78-30489, and Geneva Coursey, wife of Robert Edwin Coursey, by these presents do hereby quitclaim and convey unto Elaine Hamilton all of our right, title and interest in a certain tract or parcel of real property located in Davidson County, Tennessee, described as follows:

> Being Lot No. 8 on the Plan of W. D. Hamilton's Subdivision of Block 8, as of record in Book 421, page 56, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Robert Edwin Coursey and wife, Geneva Coursey, by Warranty Deed from Donald Stover and wife, Mary Stover, as of record in Book 5010, page 123, Register's Office, Davidson County, Tennessee.
>
> This conveyance is subject to all restrictions and easements found of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as 614 Hamilton Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest to the said Elaine Hamilton,

grantee herein, her heirs and assigns, forever.

And we do covenant with the said Elaine Hamilton that we are lawfully seized and possessed of our respective interest in said property; have good right to convey it, and the same is unencumbered except as appears of record.

WITNESS our hands this 6 day of December, 1978.

James W. Hofstetter

JAMES WM. HOFSTETTER, JR.,
for and as Trustee in Bankruptcy
for Robert Edwin Coursey,
BK 78-30489

Geneva Coursey

GENEVA COURSEY
Wife of Robert Edwin Coursey

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Patricia A Burgess, a Notary Public in and for said County and State, the within named James Wm. Hofstetter, Jr., for and as Trustee in Bankruptcy for Robert Edwin Coursey, BK 78-30489, and Geneva Coursey, wife of Robert Edwin Coursey, both of whom are the grantors herein, and 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 6th day of December, 1978.

Patricia A Burgess
Notary Public

My Commission Expires: 5/4/80

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,700.00.

James W. Hofstetter

JAMES WM. HOFSTETTER, JR.
for and as Trustee in Bankruptcy
for Robert Edwin Coursey,
BK 78-30489

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Geneva Coursey

GENEVA COURSEY,
Wife of Robert Edwin Coursey

Subscribed and sworn to before me

this 6th day of December, 1978.

Patricia A Burgess

Notary Public

My Commission Expires: 5/4/80

F 0 4 9 5 0

IDENTIF. REFERENCE

DEC 13 11 59 AM '78

FELIX E. LEWIS, REGISTER
DAVIDSON COUNTY, TENN.

DEC 13 78	CONV	*7,700.00				
DEC 13 78	S'TAX		C*	7.02		
DEC 13 78	PR'FEE		C*	.50		
DEC 13 78	W'DEED		C*	8.00	*	15.52