THIS INSTRUMENT PREPARED BY: HOMER R. AYERS, ATTORNEY AT LAW
100 NEW LONG HOLLOW PIKE
GOODLETTSVILLE, TENNESSEE 37072

BOOK 5694 PAGE 937

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Mr. Jack Keller Ms. Jane Keller 1546 Gallatin Road Madison, Tennessee 37115	Same	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between JANE KELLER, hereinafter referred to as the "GRANTOR," and KLYNE JACK KELLER and JANE KELLER, as tenants in common with survivorship obtaining, hereinafter referred to as the "GRANTEES";

W I T N E S S E T H :

For and inconsideration of the sum of One Dollar ($1.00), cash in hand paid, by the GRANTEES to the GRANTOR, the receipt of which is hereby acknowledged, for love and affection and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the GRANTOR conveys and quitclaims unto the GRANTEES all of the GRANTOR's right, title and interest in and to the following described real estate situated in Davidson County, Tennessee, described as follows, to wit:

> LAND in Davidson County, Tennessee, being part of Lot 6 on the Map of Bransford Realty Company's Alta Loma Subdivision, as of record in Book 421, page 44, Register's Office for said County, and described according to an unrecorded survey made by Harvey Gee on March 10, 1949, as follows:
>
> BEGINNING at a concrete monument in the westerly margin of Gallatin Road, said point being the Northeast corner of this tract and the Southeast corner of the Caldwell tract, containing 11.2 acres more or less, of record in Book 1090, page 278, Register's Office for Davidson County, Tennessee; thence with the said Westerly margin of Gallatin Road South 16° 50' West 120.70 feet to an iron pin; thence North 77° 11' West 1,884.5 feet to an iron pin in the East right-of-way of the L & N Railroad; thence with the margin

of the L & N Railroad right-of-way North 3° 01' East 91.1 feet to an iron pin; thence South 78° 44' East 1,109 feet to the point of beginning, and containing 2.73 acres more or less.

Being the same property conveyed to John H. Gray, of record in Book , page ___, Register's Office for Davidson County, Tennessee, and the John H. Gray died testate in 1941, his Last Will and Testament having been probated in the County Court for Davidson County, Tennessee, on June 7, 1941, of record in Will Book 57, page 386, of the probate records for Davidson County, and by the said Last Will and Testament, John H. Gray gave, devised and bequeathed to his wife, Nellie Gray, a life estate in the said property, and at her death, a life estate to his daughter, Louise Keller, with the remainder to the child or children of Louise Keller; and, Nellie Gray, wife of John H. Gray, died in the 1940's, and Louise Keller died on April 28, 1972, leaving Jane Keller as the only child born to Louise Keller during her lifetime, and her only heir at law. Accordingly, the said property is vested in Jane Keller in fee simple.

To have and to hold said real property, with all the pertinances thereon, unto the GRANTEES as tenants in common with survivorship obtaining, forever.

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

By this conveyance, it is the intent of the parties that JANE KELLER and KLYNE JACK KELLER shall own the fee in said property as tenants in common, with survivorship obtaining--that is, upon the death of either KLYNE JACK KELLER or JANE KELLER, all right, title or interest in and to the said property shall be and become vested in fee in the survivor to be his or hers absolutely and without any right, claim or demand on the part of any heir, personal representative, executor, legatee, or devisee of the decedent; and KLYNE JACK KELLER joins in this conveyance to affirm the intent of this instrument as hereinabove set forth.

IN WITNESS WHEREOF, the parties have hereunto set their signatures on this the 19th day of December, 1980.

Klyne Jack Keller
KLYNE JACK KELLER

Jane Keller
JANE KELLER

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 KLYNE JACK KELLER and JANE KELLER, 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 Goodlettsville, Tennessee, this 19th day of December, 1980.

NOTARY PUBLIC

My Commission Expires: 2-14-81

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer, is none.

KLYNE JACK KELLER, Affiant

Sworn to and subscribed before me, this the 15th day of December, 1980.

H. R. AYERS, NOTARY PUBLIC

My Commission Expires: 2/14/81

IDENTIF. REFERENCE

DEC 29 3 09 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

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