BOOK 6911 PAGE 544

FORM NO. WD-1

QUITCLAIM DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June 1986

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Walt, Dyer & James, Attys. Suite 130 One Burton Hills Blvd. Nash., TN 37215

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LBJ Properties (NAME)	Same (NAME)	Map 81-11
114 Williamsburg Pl (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 19
Franklin TN 37064 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Chruss Properties

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LBJ Properties

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 329 on the Plan of J.M., T.J., and G.W. Harding's Addition to North Nashville, as of record in Book 21, page 80, Register's Office for said County.

Said Lot No. 329 fronts 50 feet on the westerly side of 22nd Avenue North, formerly Alamo Street, and runs back between parallel lines, 157 feet to an alley.

Being the same property conveyed to Chruss Properties by deed from "1727 22nd Avenue North, Trust" Pete Knestrick, Trustee of record in Book 6798, page 958, said Register's Office.

18396

IDENTIFICATION REFERENCE

JUL 9 8 56 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) property, known as 1727 22nd Avenue North Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18th day of June, 1986

Chruss Properties By:

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid, personally appeared Jim R. Ryan and _____ with whom I am personally acquainted and who upon (his oath / their ~~several oaths~~) acknowledged (himself / ~~themselves~~) to be the sole proprietor and _____ respectively of the Chruss Property the within named bargainor, a ~~corporation~~ Sole Proprietorship, and that (he / they) as such sole proprietor and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ Proprietor by the said Jim R Ryan as such Sole proprietor, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville TN on this the _____ day of July, 19 86

My commission expires 4-14-87

_____
Notary Public

JAMES A. FLETCHER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED
QUITCLAIM DEED

FROM

Chruss Properties

TO

LBJ Properties

Prepared by:
WALT, DYER & JAMES, Attorneys
Suite 130
One Burton Hills Boulevard
Nashville, Tennessee 37215
Phone: (615) 665-1150