This Instrument prepared by: Pete Knestrick, 2120 Crestmoor Road Suite 107, Nashville, Tn 37215. 612/292-0333

QUITCLAIM DEED AND ASSIGNMENT OF STATUTORY RIGHT OF REDEMPTION

FROM: Bernard C Knestrick and wife, Dora Knestrick BOOK 7011 PAGE 572

TO: Southeast Mortgage and Trust Company, Inc., Trustee

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Southeast Mortgage & Trust Co., Inc., Trustee 2120 Creastmoor Rd, Suite 107 Nashville, Tennessee 37215	SAME	Map 72-6 Parcel 352

FOR AND IN CONSIDERATION of the sum of one dollar we, Bernard C Knestrick and wife, Dora Knestrick by these presents do hereby quitclaims, grants conveys unto Southeast Mortgage and Trust Company, Inc. Trustee for the 1203 Keller Trust, his successors and assigns, all of our right, title, and interest, and specifically our right to redeem pursuant to T.C.A. § 66-8-101, et seq., together with and and all rents due us as provided in said statute, the following described tract or parcel of land, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lot 7 on the Plan of Keller's Subdivision of Maxey Home Place, as of record in Book 5190, page 678, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the northerly boundary of Keller Avenue, at the point at which it intersects the easterly boundary of Alley No. 1119; thence North 11 deg. 15 min. 41 sec. East 188 feet to a point; thence South 83 deg. 3 min. 35 sec. East 54.86 feet to a point; thence South 11 deg. 15 min. 41 sec. West 187.92 feet to a point; thence North 83 deg. 8 min. 41 sec. West 54.86 feet to the point of beginning.

BEING the same property conveyed to Bernard Knestrick by deed from Peter Knestrick and wife, Janice H. Knestrick, of record in Book 6060, page 416, Register's Offfice for Davidson County, Tennessee.

This is improved property known as 1203 Keller Avenue, Nash, Tn. 37216.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

5136 27

IDENTIFICATION REFERENCE

Oct 16 1 49 PM '86

PAID 7.00

1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION ~~OR TRUE VALUE, WHICHEVER IS GREATER~~ FOR THIS TRANSFER IS
$ 7.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF Oct 19 86

Deputy Register

FULL power and authority is granted to said trustee, with respect to the said premises or any part of it. At any time or times, to subdivide said premises or any part thereof. To dedicate streets or highways. To contract to sell, to grant options to purchases, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof upon any terms and for any period or periods of time. To renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time hereafter. To partition or to exchange said property or any part thereof, for other real or personal property. To grant easements of any kind. To deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same whether similar to or defferent from the ways above specified, at any time or times hereafter.

IN NO CASE shall any party dealing with said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument,

(a) that at the time of delivery thereof, the trust created by this deed and by said trust agreement was in full force and effect.

(b) that such conveyance or other instrument was executed in accordance with the trust's conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and

(c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

THE INTEREST of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, the grantors have hereunto set their hand and seal this 15 day of Oct., 1986.

Bernard C. Knestrick Dora Knestrick.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bernard C. Knestrick, and wife Dora Knestrick, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of October, 1986.

Notary Public

My Commission expires: _____

My Commission Expires March 11, 1990