PREPARED BY: FRANK S. KING, JR.
King & Ballow
1200 Noel Place
200 Fourth Avenue N.
Nashville, TN 37219
(615) 259-3456

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
M/M Vincent J. Punaro 1328 San Augustine Way Sacramento, CA 95831	Same	26W728 104-10-0 13300

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to VINCENT J. PUNARO and wife, ROSA PUNARO, and to ROSEMARIE PUNARO in accordance with the terms of MARIE ZANINI's will, I, VINCENT J. PUNARO, Executor of the estate of MARIE ZANINI, deceased, by these presents do hereby quitclaim and convey unto FRANK S. KING, JR., Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 113 on the Map showing R.W. Grizzard's subdivision of part of the Bosley tract, not of record, described according to a survey made by Erle Drake, county surveyor, October 10, 1930, as follows:
>
> Beginning at the southeast corner of Jones or Fairfax Avenue and Marlborough Avenue thence with the southerly margin of Jones Avenue eastwardly 75 feet to the corner of lots nos. 113 and 114; thence with the line between said two lots, southwardly 200 feet to the northerly line of Lot No. 191; thence with same, westwardly 110 feet to the easterly margin of Marlborough Avenue; thence with said avenue, northwardly 200 feet to the beginning.
>
> BEING the same property conveyed to MARIE ZANINI by deed from OSCAR BAINBRIDGE and wife, MINNIE W. BAINBRIDGE, of record in Book 1225, page 666, Register's Office for Davidson County, Tennessee, the said MARIE ZANINI having since died and by will of record in Will Book 156, page 776, County Court Clerk's office in Davidson County, Tennessee, the said property was willed to VINCENT J. PUNARO and wife, ROSA PUNARO, and ROSEMARIE PUNARO.

This is improved property known as 401 Fairfax Avenue, Nashville, Tennessee 37212.

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

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 31 day of December, 1986.

My Commission Expires: 9/11/90

NOTARY PUBLIC

And now, I, the said FRANK S. KING, JR., Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto VINCENT J. PUNARO and wife, ROSA PUNARO, a one-half undivided interest in the above described property and the remaining one-half undivided interest in said property is conveyed to ROSEMARIE PUNARO, their 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 29th day of December, 1986.

VINCENT J. PUNARO

FRANK S. KING, JR., Trustee

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO)

Personally appeared before me, PETER M. KOUTCHIS, a Notary Public in and for said County and State, the within named VINCENT J. PUNARO, executor of the estate of MARIE ZANINI, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Sacramento, California, this 29th day of December, 1986.

Peter M Koutchis
NOTARY PUBLIC

My Commission Expires:

June 7, 1989

OFFICIAL SEAL
PETER M KOUTCHIS
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
My Comm Expires June 7, 1989

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sherry Nicholson, a Notary Public in and for said County and State, the within named FRANK S. KING, JR., 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 31 day of December, 1986.

Sherry Nicholson
NOTARY PUBLIC

My Commission Expires:

9/11/90

NOTARY PUBLIC STATE OF TENNESSEE

79300

IDENTIFICATION REFERENCE

JAN 2 10 22 AM '87

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN