147-14
P. 58 ae

This instrument prepared by: DORIS C. ALLEN
BERNSTEIN, SUSANO & STAIR
SUITE 600
FIRST TENNESSEE BANK BUILDING
530 SOUTH GAY STREET
KNOXVILLE, TENNESSEE 37902
(615) 546-8030

BOOK 7457 PAGE 516

QUIT CLAIM DEED

THIS INDENTURE, made this 27 day of January, A.D. 1988 between Linus N. Johnson of Davidson County, Nashville, Tennessee of the first part, and Linus N. Johnson and Jean M. Johnson, husband and wife, as tenants by the entirety of Davidson County, Nashville, Tennessee of the second part.

W I T N E S S E T H :

That the said parties of the first part, for and in consideration of the sum of Ten ($10.00) Dollars cash and other good and valuable consideration to them in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged, have bargained, sold, remised, and QUIT-CLAIMED, and do hereby bargain, sell, remise, release, and QUIT-CLAIM unto the said parties of the second part the following described premises, to wit:

Being Lot No. 255 on the Plan of Whispering Hills, Section II-B, of record in Book 2331, page 155, Register's Office for said County.

Said Lot No. 255 fronts 187.9 feet on the southwesterly side of Watsonwood Drive and runs back 146.5 feet on the northwesterly line and 147 feet on the southeasterly line to a dead line on which it measures 180.7 feet.

Being part of the property conveyed to Banner Construction Company, a Tennessee Corporation, by deed from Andrew Ewing, Trustee, of record in Book 2796, page 579, said Register's Office.

Being the same property conveyed to Linus N. Johnson and wife, Mary Ann Johnson by deed dated November 20, 1958 and recorded in the Register's Office of Davidson County, Tennessee on November 21, 1958 in Deed Book 2855 at page 447.

Linus N. Johnson was predeceased by Mary Ann Johnson and became the sole owner of the property at her death. Linus N. Johnson has since remarried and desires to create a tenancy by the entirety with his present wife through this conveyance.

and all the estate, right, title and interest of the parties of the First part therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to Homestead and Dower therein.

To have and to hold the said premises to the said parties of the second part, their heirs and assigns forever.

Mail Bruce & Jeff Bills
Linus N. Johnson et ux Jean M.
593 Watsonwood Dr.

IN WITNESS WHEREOF, the said party of the First Part has hereunto set his hand and seal, the day and year first above written.

LINUS N. JOHNSON

STATE OF TENNESSEE,)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Linus N. Johnson, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Davidson County, this the 27 day of January, 1988.

NOTARY PUBLIC

My commission expires: My Commission Expires MAY 3, 1991.

I hereby swear or affirm that the actual consideration for this transfer is $10.00 and that this deed is exempt from tax since its purpose is to create a tenancy by the entirety.

AFFIANT

Sworn to and subscribed before me this 27 day of January, 1988.

NOTARY PUBLIC

My commission expires: My Commission Expires MAY 3, 1991.

Responsible Taxpayer:

Linus N. Johnson
593 Watsonwood Drive
Nashville, Tennessee 37211

MORTGAGEE:

_____
_____
_____

FILED JAN 27 2 29 PM '88
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 00707.

The preparer of this Deed makes no representation as to the status of the title of the property described herein or as to the accuracy of the description.