QUITCLAIM DEED

BOOK 8398 PAGE 360

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny R. Kraus	Johnny R. Kraus	133-11
(NAME) 3819 Valley Ridge Drive	(NAME) 3819 Valley Ridge Drive	168
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37211	(STREET ADDRESS) Nashville, Tennessee 37211	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to Johnny R. Kraus and wife, Amanda L. Kraus

We, Johnny R. Kraus

by these presents do hereby quitclaim and convey unto his interest Tim Huestis, *Trustee, his successors and assigns, the following described tract or parcel of land, to wit:*

LAND in Davidson County, Tennessee, being Lot No. 215 on the Plan of Valley View Meadows, Section 2, of record in Book 3600, page 60, Register's Office for Davidson County, Tennessee.

SAID Lot No. 215 fronts 74.48 feet on the westerly side Valley Ridge Drive and runs back between lines, 173.83 feet on the northerly line and 216.34 feet on the southerly line to a dead line on which it measures 107.11 feet.

BEING the same property conveyed to W. M. Lutts, et ux, Dorothy Lutts by deed from Randall Phillips Builders, Inc., of record in Book 3926, page 943, Register's Office for Davidson County, Tennessee. (Said W. M. Lutts having predeceased Dorothy Lutts on January 31, 1985 and Dorothy Lutts having since died on March 26, 1987.), AND conveyed to Johnny R. Kraus, a single person by Quitclaim Deed from John R. Kraus, Administrator, C.T.A., D.B.N., Estate of Dorothy Lutts, of record in Book 7477, page 401, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ -0-

Subscribed and sworn to before me, this the 5th day of July, 1991

Affiant

My commission expires: _____ (Affix Seal) Notary Public

This is unimproved ( ) improved (X) property, known as 3819 Valley Ridge Drive (House Number) (Street) Nashville, Tennessee 37211 P. O. Address: (City or Town) (Postal Zone)

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

And now, I, the said Tim Huestis, *Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto* their interest Johnny R. Kraus and wife, Amanda L. Kraus

_____ *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* 5th *day of* July, *19* 91.

Johnny R. Kraus

Johnny R. Kraus

Tim Huestis *Trustee.*

THIS INSTRUMENT WAS PREPARED BY:

COMBOS & HIX, P.C.
Suite 1465
14th Floor, First American Center
Nashville, Tennessee 37238-1465

STATE OF TENNESSEE
COUNTY OF

BOOK 8398 PAGE 361

Personally appeared before me, Lori Brothers, a Notary Public in and for said County and State, the within named, Johnny R. Kraus, the Bargainor(s) 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 Nashville, Tennessee, this 5th day of July, 19 91.

Lori E. Brothers
Notary Public

My commission expires: My Commission Expires Sept. 26, 1992

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, Lori Brothers, a Notary Public in and for said County and State, the within named, Tim Huestis, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, 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 5th day of July, 19 91.

Lori E. Brothers
Notary Public

My commission expires: My Commission Expires Sept. 26, 1992

QUITCLAIM DEED

30901

IDENTIFICATION REFERENCE

AND

JUL 15 2 45 PM '91

FEE $ 6.00 CHECK 1767 07/15 0101 03

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290