Box 43

BOOK 8415 PAGE 572

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NOS.
Mr. Robert Earl Summers, Jr., et al 237 Cross Timbers Drive Nashville, TN 37221	Same	128-14 187PW

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and vaulable considerations, the receipt of which is hereby acknowledged, we, Robert Earl Summers, Jr., and Leigh Ann Summers Kohls, sole heirs-at-law of Robert E. Summers, deceased, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert Earl Summers, Jr., a one-half undivided interest and to Leigh Ann Summers Kohls, a one-half undivided interest hereinafter called the Grantees, their heirs and assigns, a certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 59 on the Plan of Harpeth Valley Park, Section 4, as of record in Book 4300, Page 52, Register's Office for said County.
>
> Said lot fronts 105.72 feet on the southwesterly margin of Cross Timbers Drive and extends back between lines 190.72 feet on the southeasterly line and 230.98 feet more or less, on the northwesterly line to a broken line in the rear and measures 117.68 feet thereon.
>
> Being property conveyed to Robert E. Summers and wife, Ann B. Summers, as of record in Book 4608, Page 49, Register's Office, Davidson County, Tennessee.
>
> Said property was the subject of a property settlement agreement between Robert Earl Summers, Sr., and Ann Katherine Summers, of record in Docket Number 81D-3212, Book 152-A, Page 935, Circuit Court of Davidson County, Tennessee, wherein said two parties, being the same parties identified above as Robert E. Summers and wife, Ann B. Summers, provided, in pertinent part, that said above described real property became the property of the parties' minor children upon the death of Robert Earl Summers, Sr. Said Robert Earl Summers, Sr., is deceased and the Grantors herein, Robert Earl Summers, Jr., and Leigh Ann Summers Kohls were the sole children and heirs-at-law of Robert Earl Summers, Sr., and wife, Ann B. Summers.
>
> The purpose of this instrument is to create a tenancy in common between Robert Earl Summers, Jr., on the one hand and Leigh Ann Summers Kohls on the other.

This is improved property, known as 237 Cross Timbers Drive, Nashville, Tennessee 37221.

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 unencumbered, unless otherwise herein set out; and we do further covenant and bind oursleves, 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 our hands this 6th day of August, 1991.

Robert Earl Summers Jr.
ROBERT EARL SUMMERS, JR.

Leigh Ann Summers Kohls
LEIGH ANN SUMMERS KOHLS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County aforesaid, the within named Leigh Ann Summers Kohls, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee this 6th day of August, 1991.

Tracy L. Winston
NOTARY PUBLIC

MY COMMISSION EXPIRES:
10-9-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County aforesaid, the within named Robert Earl Summers, Jr., the 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 seal at Nashville, Tennessee this 6th day of August, 1991.

Tracy L. Arington
NOTARY PUBLIC

MY COMMISSION EXPIRES:
10-9-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Leigh Ann Summers Kohls
AFFIANT

SWORN TO AND SUBSCRIBED before me this 6th day of August, 1991.

Tracy L. Arington
NOTARY PUBLIC

MY COMMISSION EXPIRES:
10-9-91

THIS INSTRUMENT PREPARED BY:

Richard D. Taylor
Attorney at Law
One Union Street
P.O. Box 198169
Nashville, TN 37219-8169
(615) 244-5361.

37334

IDENTIFICATION REFERENCE

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