BOOK 8827 PAGE 644

THIS INSTRUMENT PREPARED BY:
Phillip W. Ellenburg
214 Second Avenue, North
Suite 300
Nashville, Tennessee 37201
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Otto Kruse 5623 Hillsboro Road Nashville, Tennessee 37215	SAME	Map: 144-4, 104-11M, 104-2A Par: 16, 2, 3

7-8 1:6.9

IDENTIFICATION REFERENCE

DEC 30 3 37 PM '92

U.Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN

PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE

Affiant

SUBSCRIBED AND SWORN to before me this 29 day of December, 1992.

Notary Public

My Commission Expires: March 26, 1994

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, we, OTTO KRUSE and RUTH KRUSE, tenants by the entireties, pursuant to T.C.A. §66-1-110 by these presents do hereby quitclaim and convey unto OTTO KRUSE, in fee simple absolute, his heirs and assigns, all our right, title and interest in and to certain real estate in Davidson County, Tennessee as follows:

TRACT I

Land in Davidson County, Tennessee, being two tracts of land described as follows:

TRACT NO. 1: BEGINNING in the center of Hillsboro Pike at the southeast corner of the Gilford Dudley Compton Tract; thence with Dudley's south line, north 87 1/2 degrees west 573 feet to the center of an abandoned Road, said point being the southwest corner of said Dudley Tract; thence south 4 1/4 degrees west 216.5 feet to a stone; thence south 87 1/2 degrees east 453 feet to the center of Hillsboro Pike; thence with the center of the Pike, north 34 degrees east 242.5 feet to the beginning, containing 2.44 acres more or less.

TRACT NO. 2: BEGINNING at an iron pin, the established corner of the Loser Tract, running thence north 86 degrees 42 minutes west 407.5 feet to a stake at the outside line of a rock wall, along 80 foot right-of-way of Hillsboro Road; thence south 34 degrees 46 minutes west

along outside face of said wall, 137.25 feet to an iron pin; thence following around the arc of a 50 foot radius, the entrance to Hemingway Drive, 71.39 feet to a concrete marker; thence north 63 degrees 25 minutes west along 60 foot right-of-way of Hemingway Drive, 124.25 feet to a concrete marker; thence following the curve of said 60 foot right-of-way to an iron pin, 170.85 feet, the southeast corner of Lot No. 1, Block "N" of Tyne Meade Subdivision, thence north 4 degrees 07 minutes east 22.15 feet to the beginning.

Being the same property conveyed to Otto Kruse and wife, Ruth Kruse, by deed from June Bostick Moore of record in Book 7446 page 477 Register's Office for Davidson County, Tennessee.

This improved property, known as 5627 Hillsboro Road, Nashville, Tennessee 37215.

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

TRACT II

Land in Davidson County, Tennessee, being Unit 2, together with the appurtenant interest in the common elements of The Chardonnay Condominiums, a horizontal property regime established by Master Deed of record in Book 6789, page 462, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Otto Kruse, and wife, Ruth Kruse, by deed from Hans Kruse and wife, Barbara S. Kruse of record in Book 8290 page 579 Register's Office of Davidson County, Tennessee.

This improved property is known as 2115 Acklen Avenue, 02, Nashville, Tennessee 37212.

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

TRACT III

A certain condominium apartment in Davidson County, Tennessee described as follows, to wit:

Unit No. 3, Acklen Place Condominiums, a Horizontal Property Regime, located on Acklen Avenue, Nashville, Davidson County, Tennessee, as shown on the Plat of Acklen Place Condominiums, recorded in Book 6250, page 450, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 6561, page 954, Register's Office for Davidson County, Tennessee to which reference is here made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of

Acklen Place Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 6561, page 954, Register's Office for said County, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Otto Kruse, and wife, Ruth Kruse, by deed from William Holland Wolfe, and wife, Mary Gladys Wolfe, of record in Book 6880, page 423 Register's Office of Davidson County, Tennessee.

This improved property is known as 2139 Acklen Avenue, Unit C, Nashville, Tennessee 37212.

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

WITNESS our hands this 29 day of DECEMBER, 1992.

Otto Kruse
OTTO KRUSE

Ruth Kruse
RUTH KRUSE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at Nashville, Tennessee, this 29 day of December, 1992.

Notary Public

My Commission Expires:
March 26, 1994

6729 12/30 0101 03CHECK 12.00

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