BOOK 8827 PAGE 649

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
Peter J.O. Kruse 308 7th Avenue S.W. Rugby, North Dakota 58368	SAME	Map: 104-11M, 104-2A Par: 2,3

PICK-UP
7.8.1:7.1.

IDENTIFICATION REFERENCE

DEC 30 3 38 PM '92
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration for this transfer is ~~$142,000.00~~ 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, I, OTTO KRUSE by these presents do hereby quitclaim and convey unto PETER J.O. KRUSE, in fee simple absolute, his heirs and assigns, all my right, title and interest in and to certain real estate in Davidson County, Tennessee as follows:

TRACT I

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 by deed from Otto Kruse, and wife, Ruth Kruse, tenants by the entireties, of record in Book _____ page _____ 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 II

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 by deed from Otto Kruse and wife Ruth Kruse, tenants by the entireties, of record in Book _____, page ____ 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.

Ruth Kruse joins in this conveyance granting any right she may have in the foregoing property by virtue of her marriage to Otto Kruse, or otherwise, to the said Peter J.O. Kruse.

WITNESS our hands this 29 day of DECEMBER, 1992.

OTTO 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

8.00