BOOK 9282 PAGE 280

94 MAR 17 PM 2:40
DAVIDSON COUNTY, TN.

This Instrument Prepared By:
WILLIAM J. HART, ATTORNEY AT LAW
Cameron Park, Suite 4
211 Donelson Pike
Nashville, Tennessee 37214

ADDRESS NEW OWNER:	**SEND TAX BILLS:**	**MAP-PARCEL:**
209 Highland Drive	Same	Map 91-16
Old Hickory, TN 37138		Parcel71

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create an estate in fee simple, the property having passed by operation of law to the sole remaining heirs, we, Julius A. Rose and Hazel Rose Lauer do hereby quitclaim and convey our interest to William J. Hart, Trustee, his successors and assigns, the following described tract or parcel of land, to-wit:

> Lot 306 of Block 14 on the Plan of Charlotte Park Company's First Addition, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.
>
> Said lot 306 fronts 50 feet on the southerly side of Elkins Avenue and runs back between parallel lines 180 feet to an alley.
>
> Being the same property conveyed to Ruby L. Rose by deed from Julius A. Rose and Hazel Rose Lauer, of record in Book 6234, Page 504, R.O.D.C.

This is improved property known as 4405 Elkins Avenue, Nashville, Tennessee.

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

And now, I, William J. Hart, Trustee, for the express purpose of carrying out the intent of this conveyance, do hereby quitclaim and convey my interest to Julius A. Rose and Hazel Rose Lauer, their heirs and assigns, as tenants in common, the same property hereinabove described, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Witness our hands this the 25th day of February 1994.

1235 03/17 0101 03CHECK 8.00

JULIUS A. ROSE

HAZEL ROSE LAUER

WILLIAM J. HART, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF March 1994.

Deputy Register

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Julius A. Rose, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 23 day of February, 1994.

Gary A. Hall
NOTARY PUBLIC

My Commission Expires: 12-11-94.

GARY A. HALL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Hazel Rose Lauer, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 23 day of February, 1994.

Gary A. Hall
NOTARY PUBLIC

My Commission Expires: 12-11-94.

GARY A. HALL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William J. Hart, Trustee, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 25 day of February, 1994.

Charlotte L. Tucker
NOTARY PUBLIC

My Commission Expires: 1-25-97.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is NONE.

J. A. Rose
AFFIANT

Subscribed and sworn to before me this 23 day of February, 1994.

Gary A Hall
NOTARY PUBLIC

My Commission Expires: 12-11-94.