52962

IDENTIFICATION REFERENCE BOOK 9649 PG 213

95 AUG 19 AM 10:00

THIS INSTRUMENT PREPARED BY:

GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North, Third Floor
P. O. Box 198888
Nashville, TN 37219-8888
(615) 244-4994

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A).

Address New Owner As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Lady Ruth Earhart 4044 Mill Road Hermitage, TN 37076	Same	Map 97 Parcel 66

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Joseph S. Earhart, a married person ("Grantor"), for and in consideration of love and affection and the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of terminating a tenancy by the entirety, pursuant to T.C.A. §66-1-110, between the Grantor and his spouse, and thereby vesting fee simple title in the subject property in the Grantor's spouse, hereby releases, remises and quitclaims unto his spouse, Lady Ruth Earhart, all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

Lady Ruth Earhart is one and the same person as Ruth Earhart and Ruth Seiner Earhart. Joseph S. Earhart is one and the same person as J. S. Earhart, Sr., J. S. Earhart and Joseph S. Earhart, Sr.

WITNESS my hand this 6 day of April, 1995.

Joseph S. Earhart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph S. Earhart, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of April, 1995.

Julia C. Hunt
Notary Public

My Commission Expires: 7-26-97

JULIA C. HUNT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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EXHIBIT A

Legal Description

A tract of land located in the Fourth Civil District of Davidson County, Tennessee, the most southerly part of Tract No. 1 in the Deed from G. C. Thompson and wife, Elizabeth Thompson, to W. M. Heughan, dated August 12, 1946, of record in Book 1334, page 430, Register's Office for said County, fronting 97 feet, more or less, on the easterly side of Old Mill Road, and running back between lines, with the northerly margin of a fence, alongside what was formerly known as Gleaves Lane, 268 feet, more or less, and measuring 97 feet, more or less, on the rear.

Being the same property conveyed to Joseph S. Earhart and wife, Ruth Seiner Earhart, by deed from Chester Mayhew McCormick and wife, Aline Fakes McCormick, of record in Book 2922, page 133, Register's Office for Davidson County, Tennessee.

[illegible] 13.00