BOOK 9696 PG 625

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 10.00

Ruth Mary Bauer
AFFIANT

Subscribed and sworn to before me, this 7 day of June, 1995.

Christine Thomas
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/26/97

This instrument was prepared by: Beck & Beck Attorneys, 4205 Gallatin Road, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS: 3743 Moss Rose Drive, Nashville, Tennessee 37216

SEND TAX BILLS TO: 3743 Moss Rose Drive, Nashville, Tennessee 37216

MAP and PARCEL: 15DZ35783. 73-6-58

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QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENTS that **Frank G. Bauer**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and does hereby [convey,] remise, release and forever quitclaim unto my wife, **Ruth M. Bauer**, her heirs and assigns, all of my right, title and interest in and to a certain tract [parcel] of land in Davidson County, Tennessee, which is described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Moss Rose Estates, as of record in Book 4860, page 112, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Wesley E. Hammox and wife, Carolyn E. Hammox, by deed from Jack Williams and wife, Frances F. Williams, of record in Book 5157, page 969, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frank G. Bauer and wife, Ruth M. Bauer, by deed from Wesley E. Hammox and wife, Carolyn E. Hammox, of record in Book 7259, page 397, Register's Office for Davidson County, Tennessee.

This is improved property known as 3743 Moss Rose Drive, Nashville, Tennessee.

This conveyance is made pursuant to the provisions of Section 66-1-110, Tenn. Code Ann., and for the express purpose of terminating an estate (tenancy) by the entirety in to the above-described property, so that title to said property is hereby vested solely in Ruth M. Bauer.

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

The preparer of this deed makes no representation as to the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey but strictly by documents provided by the parties involved.

WITNESS my hand this 7 day of June, 1995.

Frank G. Bauer

Frank G. Bauer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

9609 06/09 0101 01CASH 8.00

Personally appeared before me, Christina Thomas, a Notary Public, in and for said County and State, **Frank G. Bauer**, the within named 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 official seal at office this the 7 day of June, 1995.

Christina Thomas

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/26/97

IN WITNESS WHEREOF, I Christina Thomas, a Notary Public, have hereunto set my hand and seal this the 7 day of June, 1995.

0068604
IDENTIF. ↑ REFERENCE

95 JUN -9 PM 3:30
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.