0092408

IDENTIF. & REFERENCE

Form No. WD-6

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FROM BOOK 9771 PG 213

95 AUG 23 AM 11:59

REGISTER DAVIDSON COUNTY, TN.

FROM LOUISE KARNES

AND

TO THOMAS E. KARNES

TO THOMAS D. STEELE

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
292 PENFIELD ST. (NAME)	THOMAS AND LOUISE KARNES (NAME)	MAP 133
(STREET ADDRESS OR ROUTE NUMBER)	292 PENFIELD ST (STREET ADDRESS)	PARCEL 115
(CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENN. 37211 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

THOMAS D. STEELE
604 STAHLMAN BLDG
3rd AVE NO. & UNION
STREET
NASHVILLE, TENN.
37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ LOVE

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 1995

Notary Public

MY COMMISSION EXPIRES: 7-25-98

(AFFIX SEAL)

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 BY THE ENTIRITY 8.00

~~We~~ I, LOUISE KARNES

by these presents do hereby quitclaim and convey unto THOMAS D. STEELE

, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

BEING LOT NO. 80 ON THE PLAN OF KENILWORTH ESTATES, SECTION 2, AS OF RECORD IN BOOK 2900, PAGE 126, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 80 FRONTS 79 FEET ON THE NORTHERLY SIDE OF PENFIELD DRIVE AND EXTENDS BACK 155.2 FEET ON THE WESTERLY LINE AND 155.6 FEET ON THE EASTERLY LINE, TO A DEAD LINE, MEASURING 79 FEET THEREON. BEING PART OF THE REAL PROPERTY CONVEYED TO MARTIN ZEITLIN, TRUSTEE, BY DEED FROM ADAM J. STRASSER AND WIFE, DATED MAY 27, 1960, FILED MAY 27, 1960, AND RECORDED IN BOOK 3072, PAGE 556, SAID REGISTER'S OFFICE.
THIS CONVEYANCE IS MADE SUBJECT TO TEN-FOOT EASEMENT FOR PUBLIC UTILITIES AND 8-INCH SEWER ALONG NORTHERLY LINE OF PREMISES, 40-FOOT BUILDING SETBACK LINE FROM PENFIELD DRIVE AND CONDITIONS OF OWNERS CERTIFICATE, AS SHOWN ON PLAN OF RECORD IN BOOK 2900, PAGE 126, SAID REGISTER'S OFFICE; AND TO RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT OF RECORD IN BOOK 3159, PAGE 308, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY DECREED TO LOUISE KARNES IN A DIVORCE PROCEEDING IN THE FOURTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, DOCKET NO. 0063349.

This is unimproved ( ) improved (X) property, known as 292 (House Number) PENFIELD (Street) P. O. Address: NASHVILLE 37211 (City or Town) (Postal Zone)

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

And now, I, the said THOMAS D. STEELE, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto THOMAS E. KARNES ONE-HALF UNDIVIDED INTEREST IN THE PROPERTY FOR EXPRESS PURPOSE OF CREATING AN ESTATE BY THE ENTIRETY

_____ heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 18th day of August, 1995.

Thomas E. Karnes

Louise Karnes

Thomas D. Steele
Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Linda J. Burns, a Notary Public in and for said County and State, the within named, THOMAS E. KARNES & LOUISE KARNES, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of August, 1995.

Linda J. Burns
Notary Public.

My commission expires: 7-25-98

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Linda J. Burns, a Notary Public in and for said County and State, the within named THOMAS D. STEELE, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of August, 1995.

Linda J. Burns
Notary Public.

My commission expires: 7-25-98