0141763

IDENTIFICATION REFERENCE

PICK-UP

QUITCLAIM DEED

FROM

MARGARET J. ABRAMOVICH

TO

BRUCE E. KESSLER, Trustee

FROM

BRUCE E. KESSLER, Trustee

TO

JESSIE GENEVA SHARP and/or MILDRED EVELYN BRANHAM and/or WALTER GREEN HARDAWAY, IN EQUAL SHARES, SHARE AND SHARE ALIKE.

BOOK 9920 PG 626

MAP-PARCEL NUMBERS
71-15
PARCEL 299

THIS INSTRUMENT WAS PREPARED BY BILL HODDE, ATTORNEY, 305 RIVERGATE PARK OFFICE BLDG., 1994 GALLATIN RD. N., MADISON, TN 37115

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) but for the express purpose of making a re-conveyance to JESSIE GENEVA SHARP and/or MILDRED EVELYN BRANHAM and/or WALTER GREEN HARDAWAY, IN EQUAL SHARES, SHARE AND SHARE ALIKE, I, MARGARET J. ABRAMOVICH, Grantor, by these presents do hereby quitclaim and convey unto BRUCE E. KESSLER, Trustee, the following described tract or parcel of land in Davidson County, Tennessee, to-wit: ALL INTEREST

Lot No. 115 on the plan of C.F. Sharpe and W.L. Horn's Second Subdivision of the Lindsley Property in Northeast Nashville, as of record in Book 161, page 53, Register's Office for said County.

Said Lot No. 115 fronts 50 feet on the easterly side of Joseph Street, or Avenue, and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to R.A. Cummings by deed of Mrs. Olivia W. Sharpe, of record in Book 636, page 272, Register's Office for Davidson County, Tennessee.

The said R.A. Cummings having since died and leaving as his only heirs at law, Claude Allen Cummings, Lee Roy Cummings, Ray Nelson Cummings and Bradley Dean Cummings.

Being the same property conveyed by Claude Allen Cummings, Lee Roy Cummings, Ray Nelson Cummings and Bradley Dean Cummings by Warranty Deed to Frank M. Abramovich, and wife, Ethel H. Abramovich (who has predeceased her husband, Frank M. Abramovich), of record in Deed Book 4519, Page 404, Register's Office, Davidson County, Tennessee. The transferor inherited this property under the Last Will and Testament of FRANK M. ABRAMOVICH, which Will was probated in the Probate Court for Davidson County, at Nashville, Tennessee, being Probate No. 94P-1168.

This conveyance is subject to any and all existing easements of record. This property is also subject to a life estate provided under the Last Will and Testament of FRANK M. ABRAMOVICH to ALMA BLANCH ADAMS.

This is improved property known as **1227 Joseph Street, Nashville, TN 37207**.

And now, I, the said BRUCE E. KESSLER, Trustee, for the express purpose of carrying out the intent of this conveyance, as above stated, do hereby quitclaim and convey all of my interest in said property unto JESSIE GENEVA SHARP and/or MILDRED EVELYN BRANHAM and/or WALTER GREEN HARDAWAY, IN EQUAL SHARES, SHARE AND SHARE ALIKE, their 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, I/we have hereunto set my/our hand(s) on this the 27th day of December, 1995.

Margaret J. Abramovich
MARGARET J. ABRAMOVICH, Grantor

BRUCE E. KESSLER, Trustee

STATE OF IOWA
COUNTY OF Boone

Personally appeared before me, Michael F Mahoney, a Notary Public in and for said County and State, the within named MARGARET J. ABRAMOVICH, the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madrid, ~~Tennessee~~ Iowa, this 27th day of December, 1995.

Michael F Mahoney
Notary Public

MICHAEL F. MAHONEY
MY COMMISSION EXPIRES
March 1, 1998

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Bill Hodde, a Notary Public in and for said County and State, the within named BRUCE E. KESSLER, Trustee, 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 17th day of January, 1995.

Notary Public

My Commission Expires: 3/23/96

Address New Owner(s) as follows:

JESSIE GENEVA SHARP and/or
MILDRED EVELYN BRANHAM and/or
WALTER GREEN HARDAWAY.

c/o SANDRA KAY MILLER
324 DRAPER CIRCLE
GOODLETTSVILLE, TN 37072

Send Tax Bills to:

(same)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS LOVE AND AFFECTION AND NO MONETARY CONSIDERATION.

~~MILDRED EVELYN BRANHAM~~ Sandra Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January, 1996.

Notary Public

My Commission Expires: 3/23/96.

q:\wp51main\abramo\deedmj.qd

FILED 12.00 01/17/1995 03:01 PM