QUIT CLAIM DEED

FROM:

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

FROM:

BRUCE E. KESSLER, Trustee

TO:

BRUCE E. KESSLER, Trustee

TO:

JESSE N. GANIOUS, SUE HARDAWAY, and/or SANDRA MILLER, IN EQUAL SHARES, SHARE AND SHARE ALIKE.

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 JESSE N. GANIOUS, SUE HARDAWAY, and/or SANDRA MILLER, IN EQUAL SHARES, SHARE AND SHARE ALIKE. We, JESSIE GENEVA SHARP and/or MILDRED EVELYN BRANHAM and/or WALTER GREEN HARDAWAY, IN EQUAL SHARES, SHARE AND SHARE ALIKE, Grantors, by these presents do hereby quit claim and convey unto BRUCE E. KESSLER, Trustee, any and all interest we may have in the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

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.

Being the same property conveyed to us by MARY FRANCES ABRAMOVICH (Deed book 9920, page 623), by JOSEPH L. ABRAMOVICH (Deed book 9920, page 632), by MR. AND MRS. WILLIAM J. ABRAMOVICH (Deed book 9920, page 629), and by MARGARET J. ABRAMOVICH (Deed book 9920, page 626), all in the Register's Office of Davidson County, Tennessee

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 quit claim and convey all my interest in said property unto **JESSE N. GANIOUS, SUE HARDAWAY, and/or SANDRA MILLER, 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, we have hereunto set our hands on this the 20th day of January, 1996.

Jessie Geneva Sharp
JESSIE GENEVA SHARP, Grantor

Mildred Evelyn Branham
MILDRED EVELYN BRANHAM, Grantor

Walter Green Hardaway
WALTER GREEN HARDAWAY, Grantor

BRUCE E. KESSLER, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Dinah Moore, a Notary Public in and for said County and State, the within named JESSIE GENEVA SHARP, 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 Nashville, Tennessee, this 20TH day of January, 1996.

Dinah Moore
Notary Public
My Commission Expires: January 25, 1997

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Dinah Moore, a Notary Public in and for said County and State, the within named MILDRED EVELYN BRANHAM, 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 Nashville, Tennessee, this 20TH day of January, 1996.

Dinah Moore
Notary Public
My Commission Expires: January 25, 1997

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Dinah Moore, a Notary Public in and for said County and State, the within named WALTER GREEN HARDAWAY, the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20TH day of January, 1996.

Dinah Moore
Notary Public
My Commission Expires: January 25, 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dinah Moore, 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.

BK 9925 PG 943

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 22nd day of January, 1995.

Dinah Moore
Notary Public
My Commission Expires: January 25, 1997

Address New Owner(s) as follows:

JESSE N. GANIOUS and/or
SUE HARDAWAY and/or
SANDRA MILLER

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

Send Tax Bills to:

(same)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

0679 01/24 0101 03CHECK 16.00

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

SANDRA MILLER
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January, 1996.

Dinah Moore
Notary Public

My Commission Expires: January 25, 1997

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0143550
IDENTIF. ↑ REFERENCE

96 JAN 24 AM 10:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.