0164239

IDENTIF. # REFERENCE

mail

This Instrument Prepared By:
BOTTORFF & KAVIN, ATTORNEYS
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

96 MAR 27 AM 8:40

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

BOOK 9991 PG 822

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Kathy W. Romersa, Trustee Kathy W. Romersa Revocable Living Trust Agreement 4911 Tanglewood Drive Nashville, Tennessee 37216	Same	Map 52-13 Parcel 21

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **KATHY W. ROMERSA** ("Grantor") this day bargained and sold, and hereby quitclaims, conveys and transfers unto **KATHY W. ROMERSA, Trustee of the Kathy W. Romersa Revocable Living Trust Agreement dated March 11, 1996** ("Grantee"), all of her interest, right and title in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being Lot Nos. 22, 23 and 24 and part of 21 on the Plan of M. C. McCauley's Subdivision of part of Lot No. 7 on the Robert Young Farm, as of record in Book 547, page 123, Register's Office, Davidson County, Tennessee.

INCLUDED in the above description but expressed EXCLUDED therefrom is that portion having been conveyed to Maria High by deed of record in Book 9954, page 559, Register's Office, Davidson County, Tennessee, being more particularly described as follows: Being a portion of Lot No. 21 on the plan of M.C. McCauley's Subdivision of Part of Lot No. 7 of the Robert Young Farms, as of record in Book 547, page 123, Register's Office for Davidson County, Tennessee, described according to an unrecorded survey by John J. O'Conner, Surveyor License #458, dated February 12, 1996 as follows: BEGINNING at an iron pin on the northwesterly margin of Miami Avenue, being the common corner of this tract and the common corner of the Maria High property of record in Book 7679, page 594, Register's Office for Davidson County, Tennessee; thence leaving the northwesterly margin of Miami Avenue along the common boundary line of the aforesaid two tracts, North 61 degrees 30 minutes West 164.61 feet to a point; thence North 31 degrees 25 minutes 30 seconds East 20.32 feet to a point; thence along a new line, South 56 degrees 30 minutes East 164.0 feet to the point on the northwesterly margin of Miami Avenue; thence along the northwesterly margin of Miami Avenue South 28 degrees 30 minutes West 6.0 feet to the point of beginning. (Description from previous deed)

This property has the address of 2543 Miami Avenue,, Nashville, TN 37214

Being the same property conveyed to Kathy W. Romersa by deed from Gordon E. Morrow, widower, of record in Book 9958, page 216, Register's Office, Davidson County, Tennessee.

BOOK 9991 PG 823

HENRY J. ROMERSA, SPOUSE OF KATHY W. ROMERSA, JOINS IN THE EXECUTION OF THIS QUITCLAIM DEED FOR THE PURPOSE OF CONVEYING ANY MARITAL INTEREST HE MAY HAVE IN AND TO SUBJECT REAL ESTATE.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 25 day of March, 1996.

Kathy W Romersa
KATHY W. ROMERSA

Henry J. Romersa
HENRY J. ROMERSA

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0).

Henry J Romersa
Affiant

Sworn to and subscribed to before me,
this the 25th day of March, 1996.

[illegible]
Notary Public

My Commission Expires:
11/21/99

RUSSELL T. COX NOTARY PUBLIC IN DAVIDSON LARGE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **KATHY W. ROMERSA AND HUSBAND, HENRY J. ROMERSA**, with whom I am personally acquainted, and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of March, 1996.

[illegible]
Notary Public

My Commission Expires:
11/21/99

03/27/96 01:01 03CHECK 8.00

RUSSELL T. COX NOTARY PUBLIC IN DAVIDSON LARGE