0214114

IDENTIF. ↑ REFERENCE

PICK-UP

96 AUG 13 PM 1:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY:
Stephen C. Small
Attorney - at- Law
Suite 500
One Church Street Building
Nashville, Tennessee 37201-1607

ADDRESS NEW OWNER AND TAX BILLS AS FOLLOWS:

MAP-PARCEL

Elise L. Steiner Residence Trust No. 4
c/o Elise S. Small
507 West Hillwood Drive
Nashville
Tennessee
37205-1234

Map 116-10
Par 106

6568 08/13 0101 03CHECK 8.00

BOOK 10155 PG 191

QUITCLAIM DEED

For and in consideration of TEN DOLLARS ($10.00) cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned ELISE L. STEINER ("Grantor") does by these presents hereby quitclaim and convey unto ELISE L. STEINER QUALIFIED PERSONAL RESIDENCE TRUST NUMBER 4 ("Grantee") a one fourth (1/4th) undivided interest in the real property in Davidson County, Tennessee, hereinafter described:

Being Lots Numbers 16 and 4 in Bransford Realty Company's Berkeley Hills Subdivision, the plan of which is of record in Book 547, pages 57 and 58, Register's Office for Davidson County, Tennessee.

Said Lot Number 16 fronts 113.4 feet on the southerly side of Cornwall Avenue, and extends back southerly between lines 251 feet, more or less, on its westerly margin, and 248.8 feet more or less, on its easterly margin to a dead line in the rear measuring 110 feet thereon.

Said Lot Number 4 is described as follows: Beginning at a point in the southerly margin of Cornwall Avenue, being the common corners of lots Numbers 4 and 16 in said Plan; continuing thence in a southeasterly direction, with the southerly margin of Cornwall Avenue, 212.8 feet to a point in a curve, continuing thence with said curve and with the westerly margin of Belle Meade Boulevard 157.8 feet to a point in the westerly margin of Belle Meade Boulevard, which point is the common corner of Lots Numbers 3 and 4 in said plan; running thence in a westerly direction and along the common boundary line between Lots Numbers 3 and 4 in said plan, 250 feet to the northwesterly corner of Lot Number 23 in said plan (which is also the common corner of Lots Numbers 3,4 and 23 in said plan); continuing thence in a westerly direction with the common boundary line between Lots Numbers 4 and 23 in said plan, 15 feet to a point, being the Southeast corner of Lot Number 16 in said plan, also the common corner of Lots Numbers 4 and 16 in said plan; and running thence in a northerly direction, along the common boundary line between Lots Numbers 4 and 16 in said Plan, 248.9 feet to the point of beginning.

Being the same property conveyed to Berney B. Steiner by warranty deed from Morris Steiner and wife, Malvin Fisher Steiner, dated December 7, 1951, of record in Book 2030, Page 639 et seq, Register's Office for Davidson County, Tennessee; the said Berney B. Steiner having since died, leaving a Will probated in Will Book 180 page 330, in the Probate Court Clerk's Office for Davidson County, Tennessee.

This is the same property description as in the prior deed.

WITNESS my hand, this 13th day of August, 1996.

By: Elise L. Steiner
Elise L. Steiner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state aforesaid, the within named Elise L. Steiner, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 13th day of August, 1996.

Notary Public

My commission expires: March 22, 2997

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 1996

Notary Public

My Commission expires: March 22, 1997