BOOK 10170 PG 816

Prepared by:
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1995 08/29 0101 03CHECK 8.00

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR.#
Mary Jean Kruse	**Mary Jean Kruse**	**Map 131**
3605 Trimble Road	**3605 Trimble Road**	**Group 5**
Nashville, TN 37215	**Nashville, TN 37215**	**Parcel 39**

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, **Michael B. Kruse**, Grantor, by these presents and for the purpose of terminating their tenancy by the entirety and vesting his spouse, Mary Jean Kruse, with title in fee simple to the property described herein, does hereby quitclaim and convey unto **Mary Jean Kruse**, Grantee, her successors and assigns, all of his right, title, and interest in and to the following described property:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of a portion of Lots 11 and 12, Larkway Gardens, as of record in Plat Book 8250, page 173, Register's office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Michael B. Kruse and wife, Mary Jean Kruse, by Warranty Deed dated June 23, 1995, from Michael L. Sohr and wife, Linda C. Fenelon, of record in Book 9716, page 253, Register's office for said County.
>
> This conveyance is made subject to restrictions of record in Book 2046, page 410, and all matters appearing on the Plan of record in Plat Book 8250, page 173, said Register's Office.

The legal description and state of the title have been furnished to the draftsperson from the record. The draftsperson assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deed conveying the interest in said property to Grantor and Grantee. This transfer is by quitclaim and the Grantor makes no warranties about the title.

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

WITNESS MY HAND this 15th day of July, 1996.

Michael B. Kruse,
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Wanda Johnson Sinkley, a Notary Public of this County, Michael B. Kruse, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 15th day of July, 1996.

Notary Public
My Commission Expires: 2/20/98

THE ACTUAL CONSIDERATION IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(3)(A) OF THE TENNESSEE CODE ANNOTATED.

Mary Jean Kruse
Mary Jean Kruse,
Grantee

Sworn and subscribed to before me this 15th day of July, 1996.

My Commission Expires: 1/24/98

Notary Public

96 AUG 28 PM 3:29
RECEIVED FOR RECORD
KAY C. WILSON II REGISTER
DAVIDSON COUNTY, TN.

02191129
IDENTIF. ↑ REFERENCE