BK/10274/979

This Instrument Prepared By:

JOE M. LAMBERT, JR.
Second Floor
First Union Bank Building
P.O. Box 306
Shelbyville, TN 37160
(615) 684-9600

Information contained in this deed provided by Grantor

This property is identified on the Tax Assessor's records as Map 149-2-B, Parcel 651S

New Property Owners:

CYNTHIA M. KRONSBEIN
829 Bishopsgate Road
Antioch, TN 37013

Tax Responsibility:

CYNTHIA M. KRONSBEIN
829 Bishopsgate Road
Antioch, TN 37013

96 DEC -2 AM 10:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0251074
IDENTIF. + REFERENCE

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, **CATHY JO KRONSBEIN VIOLA**, a married person, does hereby convey, remise, release and forever quitclaim unto my sister, **CYNTHIA LYNN KRONSBEIN**, a single person, her heirs and assigns, such of my right, title and interest in and to a certain parcel or tract of land, lying and being in Davidson County, Tennessee, which is more particularly described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 130 on the Plan of PICCADILLY SQUARE, PHASE II, of record in Book 6250, pages 92, 93 and 94, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.
>
> And being the same property conveyed from Joe Arcisz, Division Manager, CENTEX HOMES CORPORATION, formerly Centex Homes Enterprises, Inc., to CYNTHIA LYNN KRONSBEIN and CATHY JO KRONSBEIN, by warranty deed dated October 30, 1986, of record in Book 7031, page 974, Register's Office, Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing easements and restrictions.

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

AND I, **JAMES M. VIOLA, husband of CATHY JO KRONBEIN VIOLA**, do hereby join in this conveyance for the purpose of transferring, quitclaiming and conveying any and all right, title, claim or interest which I may have in said property unto the said **CYNTHIA LYNN KRONBEIN**, a single person, her heirs and assigns.

FILED 10274 PG 980

WITNESS our signatures, this 25th day of NOVEMBER, 1996.

CATHY JO KRONSBEIN VIOLA

JAMES M. VIOLA

0305 12/02 0101 03CHECK 8.00

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for said State and County, CATHY JO KRONSBEIN VIOLA and her husband, JAMES M. VIOLA, the within named bargainors, with whom I am personally acquainted, and who acknowledged before me that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Nashville, Davidson County, Tennessee, this the 25th day of November, 1996.

NOTARY PUBLIC

LISA BURR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

11-22-97

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS ZERO (00.00), WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

Subscribed and sworn to before me this the 26 day of Dec., 1996.

NOTARY PUBLIC or REGISTER

Comm Exp 7/25/98