mail

BOOK 10286 PG 453

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

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Andrew Gnyp and Carol A. Gnyp, Trustees Gnyp Family Revocable Living Trust Agreement 134 N. Country Club Drive Hendersonville, Tennessee 37075	Same	Map 106 Parcel 40

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, **ANDREW GNYP** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **ANDREW GNYP AND CAROL A. GNYP, Trustees of the Gnyp Family Revocable Living Trust Agreement dated November 14, 1996,** ("Grantee"), all of his interest, right and title in and to a certain tract or parcel of land in Davidson County, Tennessee, described more fully as follows:

SEE EXHIBIT A ATTACHED HERETO

Being the same property conveyed to Andrew Gnyp by deed from Edmund G. Jack and wife, Rita B. Jack, of record in Book 8139, page 268, Register's Office, Davidson County, Tenenssee.

This is improved property known as 629 Cornelia Court, Nashville, TN 37217

CAROL A. GNYP, SPOUSE OF ANDREW GNYP, JOINS IN THE EXECUTION OF THIS QUITCLAIM DEED TO CONVEY ANY MARITAL INTEREST SHE MAY HAVE IN AND TO SUBJECT REAL ESTATE.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 4TH day of DECEMBER, 1996.

Andrew Gnyp
ANDREW GNYP

Carol A. Gnyp
CAROL A. GNYP

025454B
IDENTIFICATION REFERENCE

96 DEC 10 PM 2:21
REGISTER
DAVIDSON COUNTY, TN.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Andrew Gnyp
Affiant

Sworn to and subscribed to before me,
this the 4TH day of DECEMBER, 1996.

John M. Dietert
Notary Public

My Commission Expires:
July 25, 1998

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 **ANDREW GNYP AND WIFE, CAROL A. GNYP**, 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 this 4TH day of DECEMBER, 1996.

John M. Dietert
Notary Public

My Commission Expires:
July 25, 1998

4167 12/10 0101 03CHECK 12.00

EXHIBIT A

DESCRIPTION

Two parcels of real estate located in Nashville, Davidson County, Tennessee, described as follows:

Parcel No. 1:

Being Lot No. 6 on the unrecorded map showing a division of certain Buchanan Lands according to a survey of R.B. Sneed under date of April 27, 1955, and referred to in a decree of the Chancery Court of Davidson County, of record in Minute Book 178, page 100 of said Court, and being a portion of Lots 6, 7 and 8 on the Map showing the Albert Buchanan (deceased) Land, as divided among his heirs, of record in Plat Book 843, page 51, Register's Office for said County, and described according to a survey made by E.L. Miller, Jr. and Company, Surveyors, June 12, 1966 as follows:

Beginning at an iron pin on the southerly margin of a 25-foot lane bordering said property on the north at the northeast corner of Lot No. 7 on said unrecorded map of R.B. Sneed, thence with the sourtherly margin of said lane South 88° East 76.6 feet to an iron pin on the westerly margin of a 25 foot strip of land given for a street (now Cornelia Court); thence with the same, South 7° 45' West 223.5 feet to an iron pin; thence North 79° 45' West 76.6 feet to the southeast corner of said lot No. 7; thence with the line between said lots Nos. 6 and 7 on said unrecorded map, North 7° 45' East 212 feet to the beginning.

Parcel No. 2:

Two tracts of land in Davidson County, Tennessee: the first tract being part of Lots 6, 7 and 8 on the Map showing the Albert Buchanan (deceased) Land, as divided among his heirs, of record in Plat Book 843, page 51, Register's Office for said County, and being Lot No. 7 on the unrecorded map showing a division of certain Buchanan Lands according to a survey of R.B. Sneed under date of April 27, 1955, and referred to in a decree of the Chancery Court of said County, of record in Minute Book 178, page 100 of said Court; the second tract being Lot "B" on said unrecorded survey of R.B. Sneed. Said two tracts are described together according to a survey by Ralph W.C. Lambert, dated June 20, 1974, as follows:

Beginning at a railroad spike in the south margin of a 25-foot lane bordering said property on the north at the northeast corner of Lot No. 7 on said unrecorded map of R.B. Sneed, thence with the southerly margin of said lane S 88° 39' W 76.6 feet to an iron pin; thence leaving said lane S. 10° 26' W 196.6 feet to an iron pin; thence N 79° 45' W, 21 feet to an iron pin; thence S 10° 15' W, 180 feet to an iron pin, in the north margin of Cornelia Street (formerly Blossom or Ellen Avenue); thence with the margin of said street S 79° 45' E, 70 feet to an iron pin; thence leaving said street and with the west margin of the property conveyed to R.L. Couch and wife by deed of record in Book 2805, page 313, N 10° 15' E. 180 feet to an iron pin; thence S 79° 45' E 27.6 feet to an iron pin; thence N 10° E, 212 feet to the point of beginning.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED