10295:430

FROM:

KATHY W. ROMERSA

TO:

I. DYKE TATUM, TRUSTEE

FROM:

I. DYKE TATUM, TRUSTEE

TO:

HENRY J. ROMERSA AND WIFE,
KATHY W. ROMERSA

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number
HENRY J. ROMERSA AND WIFE, KATHY W. ROMERSA	AMERICA'S WHOLESALE LENDER 155 N. LAKE AVENUE PASADENA, CA 91109	52-13-21 FIELD BOOK #03DZ-52538

This Instrument Prepared By: TATUM & JONES, ATTORNEYS
2001 Charlotte Avenue, Suite 200
Nashville, TN 37203

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-.

Affiant

Subscribed and sworn to before me, this the 12TH day of DECEMBER, 1996.

My Commission Expires:
7/6/97

NOTARY PUBLIC

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a tenancy by the entirety

I, KATHY W. ROMERSA, by these presents do hereby QUITCLAIM and convey unto I. DYKE TATUM, TRUSTEE, his successors and assigns, the following described tract or parcel of land, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

unimproved ( ) property
This is improved (XX) property, known as 2545 MIAMI AVENUE
NASHVILLE, TN 37214

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

And now, I, the said I. DYKE TATUM, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby QUITCLAIM and convey unto HENRY J. ROMERSA AND WIFE, KATHY W. ROMERSA, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 12TH day of DECEMBER, 1996.

KATHY W. ROMERSA

I. DYKE TATUM, TRUSTEE

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, the 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 and official seal at Nashville, Tennessee, this 12TH day of DECEMBER, 1996.

My Commission Expires:
November 27, 1999

NOTARY PUBLIC

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 I. Dyke Tatum, Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12TH day of DECEMBER, 1996.

My Commission Expires:
November 27, 1999

NOTARY PUBLIC

10295:432

EXHIBIT "A"

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, of record in Book 547, page 123, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

INCLUDED in the above described property but EXPRESSLY EXCLUDED THEREFROM is that portion having been conveyed to Maria High by deed of record in Book 9954, page 559, Register's Office for 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 on the Robert Young Farm, 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 164.41 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.

BEING the same property conveyed to KATHY W. ROMERSA, A MARRIED WOMAN, by Quitclaim Deed from KATHY W. ROMERSA, Individually and as Trustee of the Kathy W. Romersa Revocable Living Trust Agreement dated March 11, 1996 and husband, HENRY J. ROMERSA, being recorded simultaneously herewith.

HJR
KWR

0257309
IDENTIFICATION REFERENCE

96 DEC 19 AM 9:33
REGISTER
DAVIDSON COUNTY, TN.

7340 12/19 0101 03CHECK 12.00