0264112

IDENTIF. # REFERENCE

BOOK 10319 PG 635

97 JAN 15 AM 8:24

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.

Bryan L. Frey
Affiant

Sworn to and subscribed before me this 13 day of January, 1997.

[illegible]
Notary Public

My Commission Expires: 7-22-97

Mail

This Instrument Prepared By:
J. Greg Hardeman
HARDEMAN & SCRUGGS
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

4759 01/15 0101 03CHECK 8.00

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Virginia Ann Karnuth 205 Paul Dr. Mt. Juliet, TN 37122	Bryan L. Frey 4217 Morriswood Dr. Nashville, TN 37204	Map 132-7 Parcel 11

FOR GOOD AND VALID CONSIDERATION, receipt of which is hereby acknowledged, BRYAN L. FREY AND WIFE, MARY VIRGINIA FREY ("Grantors"), do this day transfer, quit-claim and convey unto VIRGINIA ANN KARNUTH ("Grantee") an undivided nine and one-third (9 1/3%) percent interest in and to the below described property.

Land in Davidson County, Tennessee being Lot No. 7 on the plan of Southmeade, Section 11 and a revision of Lots 23 and 24, Section 1 as of record in Book 2133, Page 64, Register's Office for said county. Said Lot fronts 101 feet on the south side of Morriswood Drive and runs back between lines 305.8 feet on the east line and 393.3 feet on the west line to the north line of a 25 foot roadway shown on said plan on which it measures 231 feet.

Being the property conveyed to Bryan L. Frey and wife, Mary Virginia Frey, by deed from Albert G. Morris, Trustee, by Warranty Deed of record in Book 2281, Page 229, Register's Office for Davidson County, Tennessee. Bryan L. Frey and wife, Mary Virginia Frey have previously conveyed an undivided twelve percent (12%) interest in the above styled property to Virginia Ann Karnuth by Quitclaim Deed of record in Book 9587, Page 593, Register's Office for Davidson County, Tennessee and an undivided twelve percent (12%) interest to Virginia Ann Karnuth by Quitclaim Deed of record in Book 9925, Page 590, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to restrictions of record in Book 1788, Page 108, and of record in Book 2158, Page 384, also subject to a 10 feet easement along the south rear line and an easement 2 1/2 x 20 feet fronting on Morriswood Drive at the northwest corner of the lot for utilities as shown on the plan of record in Book 2133, Page 64, Register's Office for Davidson County, Tennessee.

The effect of this transaction is to divest Grantors of all of their right, title and interest in and to the above described property.

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

IN WITNESS WHEREOF we have hereunto set my hands on this the 13 day of January, 1997.

Bryan L. Frey

Mary Virginia Frey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John Gregory Henderson, a Notary Public in and for said County and State, the within named, BRYAN L. FREY AND MARY VIRGINIA FREY, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of January, 1997.

Notary Public

My Commission Expires: 7-26-97