BOOK 10325 PG 944

Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

FROM

William Conway Koch, Jr.

AND

Michael J. Philbin, Trustee

TO Michael J. Philbin, Trustee

TO William Conway Koch, Jr. and wife, Deborah P. Koch

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Conway Koch, Jr. et ux (NAME)	SAME (NAME)	104-12-195
1930 19th Ave. South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	24W02140
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY
TAYLOR, PHILBIN, PIGUE, MARCHETTI AND BENNETT
111 Union Street
Nashville, TN 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 0.00 William Conway Koch, Jr. Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF December 1996

Notary Public

MY COMMISSION EXPIRES: 3-29-98

(AFFIX SEAL)

0266002 IDENTIF. ↑ REFERENCE

JAN 22 P1:12:28 REGISTER DAVIDSON COUNTY, TN.

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

We, William Conway Koch, Jr.

by these presents do hereby quitclaim and convey unto Michael J. Philbin, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, being Lot No. 44 on the revised and corrected Plan in Lots Nos. 43, 44, 57, and 58 in Christopher and Kirkman's Belmont Park Addition of record in book 421, Page 154, Register's Office for said County.

SAID Lot No. 44 fronts 68 1/2 feet on the easterly side of 19th Avenue South and runs back between parallel lines with the northerly margin of Portland Avenue, 159 feet to an alley.

BEING the same property conveyed to William Conway Koch, Jr. and wife, Sarah Elizabeth Koch, by Deed from David H. Dean and wife, Carol Anne Dean, of record in Book 5335, Page 211, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to William Conway Koch, Jr. by Quitclaim Deed from Sarah Elizabeth Jones of record in Book 7142, Page 884, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This is [ ] unimproved [X] improved property, known as 1930 19th Avenue South (House Number) (Street) Nashville, TN 37212 P. O. Address: (City or Town) (Postal Zone)

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

And now, I, the said Michael J. Philbin, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto William Conway Koch, Jr. and wife, Deborah P. Koch

_____

_____

_____ 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 27 day of December, 19 96.

William Conway Koch, Jr.

Michael J. Philbin, Trustee

Michael J. Philbin 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, William Conway Koch, Jr., the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27 day of December, 19 96.

Notary Public.

My commission expires: 3-29-96

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 Michael J. Philbin, Trustee, the bargainor, with whom I am personally acquainted, 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 _____ day of December, 19 96.

My Commission Expires JAN. 24, 1998

Notary Public.

My commission expires: _____

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