0386228

IDENTIFICATION

THIS INSTRUMENT WAS PREPARED BY:

Mary Frances Lyle, Esquire
First American Center, 20th Floor
315 Deaderick Street
Nashville, Tennessee 37238-2075

97 MAR 25 PM 3:40

DAVIDSON COUNTY, TN.

QUITCLAIM DEED

FROM: Robert A. Laux

TO: Karen M. Laux

061-15-C
286.00

Address New Owner(s) as follows:

Karen M. Laux
3900 Katherine Street
Nashville, Tennessee 37216

Send Tax Bills To:

same

BOOK 10390 PG 333

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, Karen Marie Laux, after being first duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Robert Augustas Laux vs. Karen Marie Laux, Civil Action No. 95D-3488, Fourth Circuit Court of Davidson County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

Karen Marie Laux
KAREN MARIE LAUX

Sworn to and subscribed before me, this 25th day of March, 1997.

Mary Frances Lyle
NOTARY PUBLIC

My Commission Expires: 9-18-99

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, Robert A. Laux, does transfer, quitclaim and convey unto the said Karen M. Laux, her heirs, successors, and assigns, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 79 and the southerly 46 feet front and 41 feet rear of Lot No. 80 on the Map of M.N. Young's Inglewood Annex, a resubdivision of Lots Nos. 1 to 4, inclusive of the Williams 31-acre tract, as of record in Book 547, page 197, and described according to a loan survey by T.R. Sanford, dated March 6, 1962, as follows:

Beginning at an iron pin at the northeasterly corner of the intersection of Katherine Street and Newman Avenue; thence northeasterly along the easterly margin of Katherine Street 99 feet to an iron pin; thence southeasterly parallel to and 7 feet from the southerly margin of Lot No. 81, 175.2 feet to an iron pin; thence southwesterly 89.6 feet to an iron pin in the northerly margin of Newman Avenue, thence northwesterly along said margin of said avenue, 175 feet to the point of beginning.

Being the same property conveyed to the within named Grantor(s) by deed of record in Deed Book 4599, page 145, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert A. Laux and wife, Karen M. Laux by deed from Robert P. Ausbrooks, Sr. and wife, Lucy M. Ausbrooks by deed of record in Deed Book 7545, page 531, Register's Office for Davidson County, Tennessee.

This is improved property known as 3900 Katherine Street, Nashville, Davidson County, Tennessee 37216.

TO HAVE AND HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Karen M. Laux, her heirs, successors, and assigns, forever.

Witness my hand this 25 day of March, 1997.

Robert A. Laux
ROBERT A. LAUX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named ROBERT A. LAUX, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of March, 1997.

Mary Ann Tate
NOTARY PUBLIC

My Commission Expires: 9-18-99

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