BOOK 10537 PG 192

Box 4
Jm/la

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-NONE-.

Joan Kuhn Alberstadt
Joan Kuhn Alberstadt, AFFIANT

Subscribed and sworn to before me, this 17 day of July, 1997.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES NOVEMBER 22, 1997 NASHVILLE, TN 37203

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A).

THIS INSTRUMENT PREPARED BY:

GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

0328753

IDENTIFICATION REFERENCE

97 JUL 21 PM 3:29

Address New Owner As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Joan Kuhn Alberstadt 2809 Acklen Avenue Nashville, TN 37212	Same	Map 104-11 Parcel 52

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Leonard P. Alberstadt, a married person (the "Grantor"), for and in consideration of love and affection and the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of terminating a tenancy by the entirety between the Grantor and the Grantor's spouse, Joan Kuhn Alberstadt, pursuant to T.C.A.

§66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, hereby releases, remises and quitclaims unto Joan Kuhn Alberstadt, all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 17th day of July, 1997.

Leonard P. Alberstadt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leonard P. Alberstadt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17 day of July, 1997.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES NOVEMBER 22, 1997 NASHVILLE, TN 37203

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lots Nos. 4 and 5 of Block No. 4 on the Plan of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lots Nos. 4 and 5 front together 120 feet on the southerly side of Acklen Avenue and run back 159.56 feet on the easterly line to a dead line, measuring 120 feet thereon.

Being the same property conveyed to Leonard P. Alberstadt and wife, Joan Kuhn Alberstadt, by deed from Nondas H. Williams, of record in Book 4548, page 526, Register's Office for Davidson County, Tennessee.

This is improved property known as 2809 Acklen Avenue, Nashville, Tennessee 37212.

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