BOOK 10553 PG 719

41

QUITCLAIM DEED

FROM: BETTY C. KLEEMAN

TO: THE ESTATE OF
HILMAR E. KLEEMAN

This instrument was prepared by:
James G. Martin, III
Farris, Warfield & Kanaday, PLC
Eighteenth Floor
SunTrust Center
424 Church Street
Nashville, Tennessee 37219

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
The Estate of Hilmar E. Kleeman	same	Map 82-16 Parcel 424

97 AUG 11 PM 4:05
FELIX Z. DAVIS
REGISTER
DAVIDSON COUNTY, TN

0133821
RECEIVED FOR RECORD
AUG 11 1997
AT 4:05 P.M.

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is

$64,000.00

Affiant TN 406-3916 Administrator CTA

Sworn to and subscribed before me, this 29 day of July, 1997.

Notary Public

My Commission Expires: March 10, 99

2176 08/01 0101 03CHECK 245.80

FOR AND IN CONSIDERATION OF the settlement of all remaining claims of Betty C. Kleeman against the Estate of Hilmar E. Kleeman in that certain case styled ***In Re: Estate of Hilmar E. Kleeman*, Case No. 94P-1932 in the Probate Court for Davidson County, Tennessee**, Betty C. Kleeman does hereby quitclaim unto the said Estate of Hilmar E. Kleeman, its successors, and assigns, her one-third (1/3) undivided interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> **Being Lot No. 1 on the re-subdivision of the Kleeman property of record in Book 5190, Page 263, in the Register's Office for Davidson County, Tennessee, and being more particularly described thereon:**

This tract contains a portion of the property conveyed to Karl M. Kleeman and wife, Amy E. Kleeman, by Deed from Elizabeth Scales and Fannie Cartwright dated April 16, 1952, and of record in Book 2043, page 209, in the Register's Office for Davidson County, Tennessee, and, additionally contains part of the property conveyed to the said Karl M. Kleeman and wife, Amy E. Kleeman, by deed from Annie Murine Welch Connally, dated December 26, 1956, and of record in Book 2644, page 564, in the said Register's Office.

This description was not taken from a previous Deed, but it references a plat of record and was drafted by Farris, Warfield & Kanaday on March 21, 1991.

The said Karl M. Kleeman died on May 11, 1972, and the entire fee in and to the described property then became vested in the said Amy E. Kleeman as the surviving tenant by the entirety.

Amy E. Kleeman died testate on June 5, 1977, leaving the said property to the said Hilmar Kleeman, Ernestyne Kleeman Osman Mueller, and Patricia Kleeman Goldstein, by her Will admitted to probate in the Probate court for Davidson County, Tennessee, in case number 64537, which Will is of record in Book 5403, page 37, in the said Register's Office.

Ernestyne Kleeman Osman named in the said Will has remarried and is the same person as Ernestyne Kleeman Mueller.

Being the same property wherein Hilmar Kleeman conveyed his one-third undivided interest to Betty Kleeman by Deed of record in Book 8681, page 859, Register's Office for Davidson County, Tennessee.

This is improved property known as 606 Main Street, Nashville, Tennessee.

Witness my hand this 11 day of July, 1997.

Betty C. Kleeman

Betty C. Kleeman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kathleen E. Marcotte, a Notary Public of said County and State, Betty C. Kleeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 1997.

Kathleen E. Marcotte

Notary Public

My Commission Expires: 9-27-97

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10553 PG 721

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 64000.00
CON TX 236.80
PRFEE 1.00
WDEED 8.00
TOTAL 245.80
CHECK 245.80
08/01/97 01 16:07 0001 2176

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0333219
IDENTIFICATION REFERENCE

97 AUG -1 PM 4:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1181799