Mail

THIS INSTRUMENT PREPARED BY:
WAYNE DETRING, Attorney at Law
103 Hazel Path Court
Hendersonville, Tenn. 37075

THE PREPARER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE DESCRIPTION OR THE STATUS OF THE TITLE OF THE PROPERTY. THIS DOCUMENT HAS BEEN PREPARED BASED ONLY UPON INFORMATION FURNISHED TO THE PREPARER.

Map 83.1
Parcel 55.1

QUITCLAIM DEED

BOOK 10793 PG 246

FROM: **ROSA SMITH WARD**

TO: **KAREN L. KEEN and husband, RICHARD L. KEEN**

SEND TAX BILLS TO:
Karen & Richard Keen
947 West Sharpe Avenue
Nashville TN 37206

FOR AND IN CONSIDERATION of the payment of Ten Dollars ($10.00) cash, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **ROSA SMITH WARD**, a single person, have this day bargained and sold, and by these presents do hereby convey and quitclaim unto **KAREN L. KEEN and husband, RICHARD L. KEEN**, their heirs and assigns, all my estate, right, title, interest and claim in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> BEING the easterly 6.25 feet of Lot No. 8 and the westerly 43.75 feet of Lot No. 7 on the Map of Jones and Bradford's Subdivision, as of record in Book 332, Page 53, Register's Office for Davidson County, Tennessee.
>
> SAID parts of Lots Nos. 7 and 8 front together 50 feet on the northerly side of Sharpe Avenue and run back between parallel lines 154.5 feet to an alley.

BEING the same property conveyed to Rosa Smith Ward by deed dated June 16, 1975, and filed for record in Book 4923, Page 579, in the Register's Office for Davidson County, Tennessee.

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IN WITNESS WHEREOF, I have hereunto set my hand on this the 11 day of February, 1998.

Rosa Smith Ward
ROSA SMITH WARD

STATE OF TENNESSEE
COUNTY OF SUMNER

BEFORE ME, the undersigned, a Notary Public in and for said county and state, personally appeared ROSA SMITH WARD, a single person, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my Hand and Seal at office in Hendersonville, Tennessee, this 11 day of February, 1998.

NOTARY PUBLIC

My Comm. Expires: 12/13/99

STATE OF TENNESSEE
COUNTY OF SUMNER

The consideration for this transfer is $(-0-).

Karen Black L. Keen
AFFIANT

Sworn to and subscribed before me this 11 day of February, 1998.

NOTARY PUBLIC

My Comm. Expires: 12/13/99

98 FEB 12 PM 2:29
FELIX DAVIDSON COUNTY, TN.
2966 02/12 0101 03CHECK 8.

IDENTIFICATION