BOOK 10837 PG 868

SEND TAX BILLS TO

Mail

JOYCE KURGAN
333 Queens Avenue
Nashville, TN 37207

THIS INSTRUMENT PREPARED BY

YVETTE Y. CAIN
Attorney at Law
404 James Robertson Parkway
Suite 2121, Parkway Towers
Nashville, TN 37219

Based on information
Provided by the parties

71-8-404

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title pursuant to a Decree of Divorce and Agreed Order entered on January __, 1998 in the Fourth Circuit Court for Davidson County, Tennessee, under case no. 96D-3179 and no monetary consideration, I, Ernest Frank Kurgan convey to Joyce Kurgan all of my right, title and interest in and to the following described real property located in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 7, Queen Avenue Resub., Resubdivision of the J.B. Haynies Oriental Plan, as of record in Book 6200, page 625, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> This Conveyance is made subject to the following:
> 1. 1992 Metro Davidson County, taxes.
> 2. The Plan of record in Book 6200, page 625, said Register's Office, shows a 2.5 x 20 foot utility anchor easement on the southwest front comer and a 2.5x 20-foot utility anchor easement on the southeast front corner.
>
> Being the same property conveyed to Grantor by deed from Tennessee Housing Development Agency, dated October 24, 1991, of record in Book 8473, Page 300, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 333 Queen Avenue, Nashville, Tennessee 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever;

IN WITNESS WHEREOF I have hereunto set my hand this 2nd day of February, 1998.

Ernest Frank Kurgan
ERNEST FRANK KURGAN

041268
IDENTIF. ↑ REFERENCE

98 MAR 13 PM 3:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5774 03/13 0101 01CASH

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ernest Frank Kurgan, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of February, 1998.

NOTARY PUBLIC

My Commission Expires:_____

My Commission Expires NOV. 27, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $0.00.

Joyce Ann Kurgan
JOYCE ANN KURGAN

Sworn to and subscribed before me this the 25th day of February, 1998.

Yvette Y Cain
NOTARY PUBLIC

My Commission Expires: 3/24/2001