BOOK 10941 PG 49

0440680

IDENTIFICATION REFERENCE

98 MAY 21 AM 11:02

REGISTER
DAVIDSON COUNTY, TN.

This instrument prepared by:
Robinson & Robinson
430 Third Avenue, North, Suite 301
Nashville, TN 37201

FROM: **BERNELLA S. LEVIN and MICHAEL J. AUGUST**

TO: **MAC E. ROBINSON, TRUSTEE**

FROM: **MAC E. ROBINSON, TRUSTEE**

TO: **BERNELLA S. LEVIN and MICHAEL J. AUGUST**

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QUITCLAIM DEED

ADDRESS NEW OWNER(S):	**SEND TAX BILLS TO:**	**MAP/PARCEL NOS.:**
Bernella S. Levin Michael J. August 1611 Forrest Avenue Nashville, TN 37206	Countrywide Home Loans 155 North Lake Avenue Pasadena, CA 91109	MAP NO. 83-10 PAR NOS. 168 & 360

FOR AND IN CONSIDERATION of Ten and no/100 Dollars ($10.00), and for the express purpose of making a re-conveyance to separate tenant in common property into, we, **BERNELLA S. LEVIN and MICHAEL J. AUGUST**, by these presents do hereby quitclaim and convey unto **MAC E. ROBINSON, TRUSTEE**, his successors and assigns, the following described tract or parcel of land, to-wit:

> **BEING** Lots Nos. 41 and 42 on the Plan of Lockeland, the Chadwell Home Place,of record in Book 57, Page 135, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> **BEING** the same property conveyed to Bernella S. Levin and Michael J. August by deed from Austin F. Ray, Jr. and wife, Lillian Grizzard Ray, of record in Book 10293, Page 589, Register's Office for Davidson County, Tennessee.

This is improved property known as 1611 Forrest Avenue, Nashville, Tennessee 37206.

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

And now, I, the said **MAC E. ROBINSON, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **BERNELLA S. LEVIN**, her heirs and assigns, a 80% tenant in common interest in the above-referenced property, and **MICHAEL J. AUGUST**, his heirs and assigns, a 20% tenant in common interest in the above-referenced property. It is agreed that when this property is sold the proceeds will be divided with **BERNELLA S. LEVIN** receiving the first $114,400.00 and **MICHAEL J. AUGUST** shall receive $28,600.00. In the event the property does not sell for more than the total amount of $143,000.00, the distribution shall be 80% to **BERNELLA S. LEVIN** and 20% to **MICHAEL J. AUGUST,** and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

It is the intent of the parties that when and if the property is sold for more than $143,000.00 and the net proceeds are determined after payment of the original mortgage, the balance will be divided with **BERNELLA S. LEVIN** receiving 50% of the balance and **MICHAEL J. AUGUST** receiving 50% of the balance.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 21st day of May, 1998.

Bernella S. Levin
BERNELLA S. LEVIN

Michael J. August
MICHAEL J. AUGUST

Mac E. Robinson
MAC E. ROBINSON, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me _____, a Notary Public in and for said County and State, the within named **BERNELLA S. LEVIN and MICHAEL J. AUGUST**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 21st day of May, 1998.

_____
Notary Public

My Commission Expires:
9-29-2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me _____, a Notary Public in and for said County and State, the within named **MAC E. ROBINSON, TRUSTEE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 21st day of May, 1998.

_____
Notary Public

My Commission Expires:
9-29-2001

0236 05/21 0101 03CHECK 12.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS ZERO AND NO/100 DOLLARS ($0.00).

_____
Affiant

Subscribed and sworn to before me on this 21st day of May, 1998.

_____
Notary Public

My Commission Expires: 9-29-2001