This Instrument Prepared by: E. L. Edwards, III, Attorney at Law, 508 Stahlman Building, 211 Union Street, Nashville, Tennessee 37201.

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map 52-13
Kathy W. Romersa, Trustee	Same	Parcel 21
Kathy W. Romersa Revocable Living Trust Agreement		
4911 Tanglewood Drive		
Nashville, TN 37216		

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, Henry J. Romersa and wife, Kathy W. Romersa ("Grantors"), have bargained and sold, and by these presents hereby remise, release, forever quitclaim, and convey to Kathy W. Romersa, Trustee of the Kathy W. Romersa Revocable Living Trust Agreement dated March 11, 1996 ("Grantee") all of our right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot Nos. 22, 23 and 24, and part of Lot No. 21 on the Plan of M. C. McCauley's subdivision of part of Lot No. 7 on the Robert Young Farm, as of record in Book 547, page 123 Register's Office for Davidson County, Tennessee
>
> Included in the above description, but expressly excluded from this conveyance is that portion having been conveyed to Maria High, by deed of record in Book 9954, page 559, Register's Office for Davidson County, Tennessee, being more particularly described as follows: Being a portion of Lot No. 21 on the plan of M. C. McCauley's Subdivision of Part of Lot No. 7 of the Robert Young Farms, as of record in Book 547, page 123, Register's Office for Davidson County, Tennessee, described according to an unrecorded survey by John J. O'Connor, Surveyor License #458, dated February 12, 1996 as follows: Beginning at an iron pin on the northwesterly margin of Miami Avenue, being the common corner of this tract and the common corner of the Maria High property of record in Book 7679, page 594, Register's Office for Davidson County, Tennessee; thence leaving the northwesterly margin of Miami Avenue along the common boundary of the aforesaid two tracts, North 61 degrees 30 minutes West 164.61 feet to a point; thence North 31 degrees 25 minutes 30 seconds East 20.32 feet to a point; thence along a new line, South 56 degrees 30 minutes East 164.0 feet to the point on the northwesterly margin of Miami Avenue; thence along the northwesterly margin of Miami Avenue South 28 degrees 30 minutes West 6.0 feet to the point of beginning (description from previous deed).
> Being the same property conveyed by deed from I. Dyke Tatum, Trustee, to Henry J. Romersa and wife, Kathy W. Romersa, as of record in Book 10295, page 430, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the same limitations, restrictions liens, easements, rights, and encumbrances as may affect the premises.

This improved property known as 2543 Miami Avenue, Nashville, Tennessee 37214.

WITNESS our hands this 15TH day of May, 1998.

Henry J. Romersa, Grantor

Kathy W. Romersa, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, CHUCK KRECH, a Notary Public in and for said County and State, the within named Henry J. Romersa and wife, Kathy W. Romersa, 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 and official seal at NASHVILLE TN., this 15TH day of MAY, 1998.

Notary Public
Commission Exp. 9/23/2000

CHUCK KRECH NOTARY PUBLIC DAVIDSON CO.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero and no/100 Dollars.

Affiant

Sworn to and subscribed before me
this 15TH day of MAY, 1998.

Notary Public

My commission expires: 9/23/2000

PICK-UP

257 05/27 3101 03CHECK

044285
IDENTIFICATION REFERENCE

98 MAY 27 PM 1:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.