OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 11414 PG. 297

STATE OF TENNESSEE }
COUNTY OF Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$ -0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE
15th DAY OF March, 1999.

NOTARY PUBLIC

My Commission expires: 9-13-99

THIS INSTRUMENT PREPARED BY

Jimmy A. Duncan, 4904 Charlotte Avenue, Nashville, Tn 37209
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Peggy K. Dennis et al	SAME	91-12
(NAME)	(NAME)	
710 45th Ave., North		Par. 64
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Quitclaim Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Mildred Kern, unmarried

has bargained and sold, and by these presents does remise, release and QUITCLAIM unto

Peggy K. Dennis and Ann K. Gasser

all of his right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lots Nos. 89 and 91 of Block 60, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said Lot Nos. 89 and 91 front together 50 feet on the easterly side of 45th Avenue, North, formerly 4th Street and run back between parallel lines 105.5 feet to an alley.

Being part of the real property conveyed to B & D Development Company by deed from W. L. Bainbridge, Jr. and wife, dated December 22, 1958, filed January 6, 1959, and recorded in Book 2861, page 191, said Register's Office.

Being the same property deeded to Mildred Kern, unmarried, by Quitclaim Deed from Melvin B. Butler, Trustee, of record in the Register's Office for Davidson County, Tennessee, in Book 5064, page 432, and being the same real property awarded to Mildred Kern by Final Decree of Divorce.

This is unimproved ( ) improved (X) property, known as

710 45th Avenue North, Nashville, TN 37209
(House Number) (Street) (City) (State) (Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of March, 1999.

Mrs Mildred Kern

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99 APR -5 PM 12:38

RECEIVED FOR REFERENCE

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

BOOK 11414 PG. 295

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mildred Kern, unmarried, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that __he__ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of March, 1999.

My Commission expires:
9-18-99

Notary Public

STATE OF TENNESSEE }
County of _____ }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that __he__ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 199__.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of _____ }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that __he__ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 199__.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of _____ }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partmership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partmership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public