Davidson County DEEDQC
Recvd: 12/04/01 10:24 2pgs
Fees:17.00 Taxes:0.00
20011204-0132752

QUITCLAIM DEED

FROM: **Fred Krauss and wife, V. Louise Krauss and Viktor K. Krauss**)
)
)
)

TO: **Michael J. Philbin, Trustee**)

FROM: **Michael J. Philbin, Trustee**

TO: **Viktor K. Krauss and wife, Kristi Krauss**

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Viktor K. Krauss 2204 18th Avenue South Nashville, TN 37212	**Viktor K. Krauss 2204 18th Avenue South Nashville, TN 37212**	**104-16-38**

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and for the express purpose of creating a tenancy by the entirety, **Fred Krauss and wife V. Louise Krauss and Viktor K. Krauss,** do hereby convey, remise, release and quitclaim all of their right, title and interest to, **Michael J. Philbin, Trustee,** his successors and assigns, in the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 17 on the Map of Lenox Place of record in Book 161, Page 171, Register's Office for said County, and the northerly 12 feet of the westerly 140 feet of Lot No. 43 on the Revised Plan of George W. Blair's Belmont Heights, of record in Book 332, Page 117, in said Register's Office.

Being the same property in which Fred Krauss and wife, V. Louise Krauss, were conveyed a ½ undivided interest and their son Viktor K. Krauss was conveyed a ½ undivided interest, as Tenants in Common by deed from Danny Murphy, an unmarried person of record in Book 10258, Page 181 Register's Office for Davidson County, Tennessee.

This is improved property known as **2204 18th Avenue South, Nashville, TN 37212.**

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

And now, I, the said **Michael J. Phibin, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto **Viktor K. Krauss and wife, Kristie Krauss,** their heirs and assigns, the same property hereinabove described and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on this 22nd day of October, 2001.

Viktor K. Krauss

Fred Krauss

V. Louise Krauss

Michael J. Philbin, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Fred Krauss and V. Louise Krauss 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 Franklin, Tennessee, this 22 day of October, 2001.

LISA JORDAN NOTARY PUBLIC LARGE WILLIAMSON COUNTY, TENN. COMMISSION EXPIRES APRIL 6, 2004

Commission Expiration Date

Lisa Jordan
Notary Public
Lisa Jordan
Printed Name of Notary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Viktor K. Krauss, the bargainor, and Michael J. Philbin in his capacity as Trustee, 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, Tennessee, this 22nd day of October, 2001.

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES JULY 26, 2003

Commission Expiration Date

My Commission Expires JULY 26, 2003

Shannon Philbin
Notary Public
Shannon Philbin
Printed Name of Notary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $00.00.

Affiant

Subscribed and sworn to before me, this 22nd day of October, 2001.

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES JULY 26, 2003

Commission Expiration Date

My Commission Expires JULY 26, 2003

Shannon Philbin
Notary Public
Shannon Philbin
Printed Name of Notary