Davidson County DEEDQC
Recvd: 07/14/04 08:19 2pgs
Fees:12.00 Taxes:0.00
20040714-0083587

The preparer of this deed makes no representation as to the status of the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey but strictly by documents provided by the parties involved.

This instrument prepared by:
June P. House
LITTLE & HOUSE, P.C
750 Old Hickory Blvd
Building Two, Suite 150
Brentwood, Tennessee 37027

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS:**
Ruth K. Cook **Jack Klausmeier** **815 Appomattox Place** **Franklin, TN 37064**	**SAME**	**MAP/parcel** **84-8-66**

FOR AND IN CONSIDERATION of consideration, the receipt and legal sufficiency of which is hereby acknowledged, **CYANNA KLAUSMEIER**, a widow ("Grantor"),by these presents does hereby remise, release and forever quitclaim unto **RUTH K. COOK and JACK H. KLAUSMEIER**("Grantee"), and their successors and assigns, all of Grantor's undivided one-eighth (1/8) interest as tenants in common, of Grantor's, right, title, and interest, in and to certain tracts or parcels of real estate located in Davidson County, Tennessee, and further described as follows:

BEING Lot No. 184 on the Plan of Lincoya Hills, Section VII, as of record in Book 2331, Page 119, Register's Office of Davidson County, Tennessee. Said Lot No. 184 fronts 120.1 feet on the south side of Fernbrook Lane and runs back 200 feet on the west line and 257.3 feet on the east line, to a dead line in the rear on which it measures 132.5 feet.

BEING the same property transferred to Virginia Klausmeier, in fee simple, by Quitclaim Deed from Amelia Klausmeier on April 7, 1981, and of record in the Register's Office of Davidson County, Tennessee, Book 6111, Page 975. Virginia Klausmeier died on December 2, 2002 and left a Last Will and Testament which was probated in Davidson County, Tennessee Probate Court, No. 03P69. Such Last Will and Testament bequeathed subject property to Cyanna Klausmeier ($1/8^{th}$ interest) and the remaining interest to Ruth K. Cook and Jack Klausmeier ($7/16^{th}$ interest each).

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.
and all the estate, right, title and interest of the Grantor, with the hereditaments and appurtenances thereto appertaining.

WITNESS my hand, this 27 day of May, 2004.

"GRANTOR"

Cyanna Klausmeier

CYANNA KLAUSMEIER

STATE OF CALIFORNIA]
COUNTY OF RIVERSIDE]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CYANNA KLAUSMEIER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at PALM SPRINGS, this 27 day of MAY, 2004.

B Freed

NOTARY PUBLIC
My Commission Expires: 6/6/06

B. FREED
Commission # 1356023
Notary Public - California
Riverside County
My Comm. Expires Jun 6, 2006

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer is $0.00.

Ruth K. Cook

Affiant

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Sworn to and subscribed before me this 4th day of June, 2004.

June P. House

NOTARY PUBLIC
My Commission Expires: 11/24/07

JUNE P. HOUSE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.