QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $10.00.
CONSIDERATION IS PROPERTY SETTLEMENT AS A RESULT OF DIVORCE

Stephen Klausner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF SEPTEMBER, 2004

Denise E. Cole
Notary Public

MY COMMISSION EXPIRES: January 26, 2008

(AFFIX SEAL)

DENISE E. COLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDQC
Recvd: 09/17/04 11:20 2pgs
Fees:12.00 Taxes:0.00

20040917-0112155

THIS INSTRUMENT WAS PREPARED BY
DENISE E. COLE, ATTORNEY AT LAW
COLE LAW FIRM, LLC
2205 STATE STREET,
NASHVILLE, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHEN M. KLAUSNER	SAME	148-16-095.00
(NAME)	(NAME)	
2400 ANTIOCH PIKE		PO-74
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013		2 DU 14030
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **RUBY PEARL KLAUSNER, A WIDOW,** HEREINAFTER CALLED THE GRANTOR, BY THESE PRESENTS DO HEREBY SELL, ASSIGN, AND FOREVER QUITCLAIM UNTO **STEPHEN M. KLAUSNER, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Commencing at a point in the northerly R.O.W. margin of Antioch Pike and the easterly margin of an 18 foot alley; thence S 69° 30′ E 93.13 feet to the point of beginning; thence leaving the said R.O.W. of Antioch Pike N 22° 49′11″ E 160.0 feet to a point; thence N 9° 17′ 23″ E 122.16 feet to a point; thence N 47° 00′ 52″ E 50.25 feet to a point; thence S 37° 10′ E 271.52 feet to a point; thence S 52° 50′ W 71.00 feet to a point; thence N 37° 10′ W 60.0 feet to a point; thence S 52° 50′ W 179.35 feet to a point in the northerly margin of Antioch Pike; thence with said margin N 69° 30′ W 50.0 feet to the point of beginning, said tract containing 0.92 acres, more or less.

SUBJECT TO AND INCLUDING a 14 foot ingress and egress easement described as follows:

Commencing at a point in the southwesterly corner of the above described tract, thence along the northerly R.O.W. margin of Antioch Pike S 69° 30′ E 14.0 feet to the point of beginning; thence leaving the said R.O.W. of Antioch Pike N 22° 49′ 11″ E 174.03 feet to a point; thence N 69° 37′ 26″ W 126.57 feet to a point on the southeasterly margin of an 18 foot alley; thence with said margin S 16° 25′ E 14.0 feet to a point; thence leaving said 18 foot alley S 69° 37′ 26″ E 111.01 feet to a point; thence S 22° 49′ 11″ W 160.0 feet to a point on the northerly R.O.W. margin of Antioch Pike; thence along said R.O.W. margin of Antioch Pike S 69° 30′ E 14.0 to the point of beginning.

Being the same property conveyed to William C. Klausner and Wife Ruby Pearl Klausner from Martha R. Wallace by Warranty Deed in Book 7688 Page 622, Register's Office for Davidson County, Tennessee. The said William C. Klausner having since died on June 29, 1998.

This is the improved property known as **2400 ANTIOCH PIKE, DAVIDSON COUNTY, ANTIOCH, TN 37013**

Witness my/our hand(s) this 17TH day of SEPTEMBER, 2004

Ruby Pearl Klausner
RUBY PEARL KLAUSNER

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, **RUBY PEARL KLAUSNER,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 17th day of September, 2004

My Commission Expires: January 26, 2008

Notary Public

DENISE E. COLE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Please return to
Cole Law Firm, LLC
2205 State Street
Nashville, TN 37205