Davidson County DEEDQC
Recvd: 06/27/05 15:40 3 pgs
Fees:22.00 Taxes:0.00
20050627-0073796

This Instrument Prepared By:
FRANK S. KING, JR.
King & Ballow
315 Union Street, Suite 1100
Nashville, Tennessee 37201

QUITCLAIM DEED

ADDRESS NEW OWNER:
Ingrid Kessler
1247 Saxon Drive
Nashville, TN 37215

SEND TAX BILLS TO:
SAME

MAP & PARCEL:
145-6 / 45

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), and for the express purpose of making a re-conveyance to **INGRID KESSLER** for her sole and separate use, free from the rights of her husband, **ROBERT M. KESSLER**, the said **ROBERT M. KESSLER**, and wife, **INGRID KESSLER**, by these presents do hereby quitclaim and convey unto **FRANK S. KING, JR.**, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 28 on the plan of Hillmont Estates, Section Two, of record in Book 3700, page 130, Register's Office for said County.
>
> SAID Lot No. 28 fronts 130.3 feet on the easterly margin of Saxon Drive and extends back 407.4 feet on the brokern northerly line and 428.4 feet on the broken southerly line to a broken line in the rear, measuring 222.5 feet thereon.
>
> BEING the same property conveyed to Dr. James Patrick O'Leary and wife, Mabel Ellen O'Leary by deed from John B. Kopp and wife, LaNelle R. Kopp, of record in Book 5334, page 230, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to ROBERT M. KESSLER and wife, INGRID KESSLER by deed from Dr. James Patrick O'Leary and wife, Mabel Ellen O'Leary, of record in Book 6305, page 863, Register's Office for Davidson County, Tennessee.
>
> The property herein conveyed is subject to restrictive covenants of record in Book 4145, page 8, and Book 4393, page 444, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is improved property, known as 1247 Saxon Drive, Nashville, Tennessee 37215.

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

And now, I, the said Frank S. King, Jr., Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **INGRID KESSLER**, for her sole and separate use, free from the marital rights of her husband, the same property herein above described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 27th day of June, 2005.

Robert M. Kessler
ROBERT M. KESSLER

FRANK S. KING, JR.
Trustee

Ingrid A. Kessler
INGRID KESSLER

Grantors

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary V. Erickson, a Notary Public, in and for said County and State, the within-named **ROBERT M. KESSLER**, and wife, **INGRID KESSLER**, the Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of June, 2005.

NOTARY PUBLIC

My Commission Expires:
7.29.06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary V. Erickson, a Notary Public, in and for said County and State, the within-named **FRANK S. KING, JR.**, Trustee, with whom I am personally acquainted (or proved to me on 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 Nashville, Tennessee, this 27th day of June, 2005.

NOTARY PUBLIC

My Commission Expires:
7.29.06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Ingrid A. Kessler
AFFIANT

SUBSCRIBED and SWORN to before me, this the 27th day of June, 2005.

NOTARY PUBLIC

My Commission Expires:
7.29.06