THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

Davidson County DEEDQC
Recvd: 02/24/09 08:24 2 pgs
Fees:12.00 Taxes:0.00
20090224-0015918

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grace Anne Stokes-Krusen 2216 White Avenue Nashville, Tennessee 37204	SunTrust Mortgage P.O. Box 21649 Richmond, VA 23260-6149 Loan No. 0002563336	Map 105-14-0 Parcel 136.00

FOR AND IN CONSIDERATION to reflect fee simple title by virtue of the last will and testament of Robert Morgan Krusen, aka Robert M. Krusen, deceased, into Grace Anne Stokes-Krusen (and no monetary consideration), I, Grace Anne Stokes-Krusen, the sole beneficiary under the last will of Robert Morgan Krusen, by these presents do hereby quitclaim all of my interest unto Larry D. Craig, Trustee, his successors and assigns, as to the following described tract or parcel of land, to wit:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Yarbrough's subdivision of blocks 19, 20 and other blocks in Woodlawn, as of record in Book 161, at Page 104, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 14 fronts 50 feet on the easterly side of White Avenue and runs back between parallel lines 167.5 feet to an alley in the rear.
>
> Being the same property conveyed to Robert M. Krusen by deed from Lee Ann J. Krusen (now Jefferson), a single person, of record in Book 7054, Page 341, Register's Office for Davidson County, Tennessee, and originally in Book 6460, Page 476, said Register's Office.
>
> Robert Morgan Krusen having since died on November 3, 2007, testate. His last will dated January 13, 2007, having been duly probated in the Seventh Circuit Court for Davidson County, Tennessee, No. 08P-174, wherein Grace Ann Stokes-Krusen was named as the sole beneficiary and as the Executrix under the terms of the said last will.
>
> This instrument prepared upon information furnished by the Grantee and without the benefit of title examination, title insurance or closing thereupon.
>
> This is improved property known as 2216 White Avenue, Nashville, Tennessee 37204.

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

And now, I, the said **Larry D. Craig, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey **unto Grace Ann Stokes-Krusen, unmarried**, her heirs and assigns, all of my interest in the aforedescribed property, 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 this 23rd day of February, 2009.

Grace Anne Stokes-Krusen
GRACE ANNE STOKES-KRUSEN

LARRY D. CRAIG, 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 Grace Anne Stokes-Krusen, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of February, 2009.

NOTARY PUBLIC

My commission expires: 03-21-09

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 Larry D. Craig., the Trustee, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of February, 2009.

NOTARY PUBLIC

My commission expires: 03-21-09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration or value, whichever is greater, for this transfer is $0.00, to reflect fee simple title by virtue of the last will and testament of Robert Morgan Krusen.

Grace Anne Stokes Krusen
AFFIANT

Sworn to and subscribed before me this 23rd day of February, 2009.

NOTARY PUBLIC

My Commission Expires: 03-21-09