PREPARED BY:

DAVID A. HARRELSON
2108 Parkway Towers
Nashville, TN 37219
(Telephone: 615/244-7706)

BOOK 5684 PAGE 1

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map Parcel Nos.
Nancy H. Miller (Name)	Fidelity Federal Savings & Loan of Nashville (Name)	128-10-34
620 Hicks Road - Bk 90487 37209 (Street Address)	Fourth Avenue & Union Street (Street Address)	9D-57408
Nashville, TN 37221 (City) (State) (Zip Code)	Nashville, TN 37219 (City) (State) (Zip Code)	

KNOW ALL MEN BY THESE PRESENTS:

That James N. Miller, for the express purpose of making a re-conveyance as part of a Property Settlement Agreement in a divorce action filed 9/15/80 in the 4th Circuit Court of Davidson County, Tennessee, Docket No. , between Nancy Colleene Hilliard Miller, Plaintiff, and James Norman Miller, Defendant, does hereby demise, release and forever quitclaim unto the said Nancy H. Miller, her heirs, successors and assigns, all of his title, interests, and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 23 on the Plan of Stacy Square, Section 2, as of record in Book 4175, page 30.

Said Lot No. 23 fronts 80.0 feet on the easterly margin of Hicks Road and runs back 110.0 feet on the northerly line and 153.6 feet on the southerly line, to a dead line in the rear, measuring 91.12 feet thereon.

Being the same property conveyed to James N. Miller and wife, Nancy H. Miller, by Warranty Deed from E. F. Jackson and wife, Elizabeth J. Jackson, dated March 29, 1979, and recorded in Book 5412, Page 233, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4265, page 777, as amended in Book 4379, page 833.

This conveyance is further made subject to a certain Deed of Trust in favor of Fidelity Federal Savings & Loan Association of Nashville, by James N. Miller and Nancy H. Miller, Borrowers, dated March 29, 1979, and a Deed of Trust Note in the original principal amount of $45,000.00, same being recorded in the Register's Office for Davidson County, Tennessee, in Book ____, Page ____.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is none.

Nancy H. Miller
Affiant Nancy H. Miller

Sworn to and subscribed before me this 2nd day of April, 1980.

Notary Public

My Commission Expires: 11/21/83

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nancy H. Miller, her heirs, successors and assigns forever.

WITNESS my hand this 2nd day of April, 1980.

James N. Miller

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named James N. Miller, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of April, 1980.

Notary Public

MY COMMISSION EXPIRES: 10-15-83

IDENTIFICATION

DEC 1 10 19 AM '80

FELIX Z. WILSON
DAVIDSON COUNTY

61947