Book #36

This instrument prepared by:
David B. Herbert
23rd Floor, L & C Tower
Nashville, Tennessee 37219

QUITCLAIM DEED AND RELEASE

BOOK 6508 PAGE 389

Address of New Owner:	Send Tax Bills to:
John N. Badger C-405,925 Todd Preis Drive Nashville, Tennessee 37221	Fidelity Federal Savings & Loan Association 4th and Union Nashville, Tennessee 37219
Map/Parcel - 142-5D-117	9D-65431

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable considerations, the Grantor releases any and all obligations contained in the Property Settlement Agreement between the Grantor and Grantee of record in Minute Book 113C, Page 1871, Minutes of the Third Circuit Court of Davidson County, Tennessee, and I, the undersigned, JUDITH M. BADGER, Grantor, do hereby transfer and quitclaim all of my right, title and interest including any interest the Grantor might have retained by and through said Property Settlement Agreement, unto the said JOHN N. BADGER, Grantee, his heirs and assigns, in certain real estate in Davidson County, Tennessee, as follows:

Unit No. C-405, together with the Carport designated No. C-405-C, in River Plantation, Section Four, A Condominium, a Horizontal Property Regime located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Four, Condominium, Apartments, recorded in Book 4860, Pages 17, 18 and 19, of the Register's Office for Davidson County, Tennessee, as amended in Book 4860, Pages 107, 108 and 109, Register's Office for said County, and described in a Master Deed recorded in Book 4892, Page 440, amended in Book 4956, Page 756, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantation, Section Four, Condominium Apartments, contained in the Master Deed and the By-Laws, recorded in Book 4892, Page 456, as amended in Book 4956, Page 756, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to JOHN N. BADGER by Quitclaim Deed from JUDITH M. BADGER of record in Book 5320, Page 375, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a Deed of Trust to Fidelity Federal Savings & Loan Association of record in Book 5164, Page 858, Register's Office for Davidson County, Tennessee. This conveyance is made for the expressed purpose of releasing John N. Badger from any and all obligations under the Property Settlement Agreement above mentioned and to convey any remaining interests Grantor might have retained as a result of such Agreement, if any.

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TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said JOHN N. BADGER, his heirs and assigns forever.

WITNESS my hand on this the 26 day of February, 1985.

Judith M. Badger (Bureau)
JUDITH M. BADGER (now BUREAU)

STATE OF SOUTH CAROLINA)
COUNTY OF Lexington)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JUDITH M. BADGER, 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 Lexington South Carolina this the 26th day of February, 1985.

Grace E. Hamilton
NOTARY PUBLIC

My commission expires: October 29, 1986

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 1.00 .

Affiant

Sworn to and subscribed before me
on this the 12th day of February, 1985.

Holly Glass
NOTARY PUBLIC

My Commission expires: 1/18/87

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IDENTIF. REFERENCE

MAR 12 11 09 AM '85

FILED
DAVIDSON COUNTY, TN