This Instrument Prepared By:
JAMES A. BROWN
Realtors Bldg. Suite 304
Nashville, TN 37201

Map 150 - 6
Parcel 27

BOOK 6525 PAGE 471

D E E D

This indenture, made and entered into this 29th day of March, 1985, by and between James A. Northcutt and Betty Ann Northcutt;

WHEREAS, James A. Northcutt and wife, Betty Ann Northcutt acquired certain real property known as 2961 Cherry Hills Drive, Nashville, Tennessee, by deed from Inland Steel Development Corp., formerly Jewel Builders, Inc., of record in Book 4945, Page 341, Register's Office for Davidson County, Tennessee, which property is more particularly described within; and

WHEREAS, the said real property is encumbered by a first mortgage deed of trust in favor of Dobson & Johnson, Inc., of record in Book 4945, Page 343, said Register's Office. Said Deed of Trust has since been assigned to Government National Mortgage Association and further assigned to Fidelity Federal Savings & Loan Association by instruments not of record; and

WHEREAS, James A. Northcutt and Betty Ann Northcutt were subsequently divorced by Final Decree of the Third Circuit Court for Davidson County, Tennessee, Docket Number 81D-3587, Minute Book 123A, Page 707, entered March 9, 1982; and

WHEREAS, by the terms of said decree the said real property was to become the exclusive property of Betty Ann Northcutt; and

WHEREAS, also by the terms of said decree, James A. Northcutt was to make all payments on the said mortgage for a period of three (3) years from the date of said decree, after which time all obligations of the said James A. Northcutt with respect to the property and the morgage payments would permanently cease; and

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WHEREAS, a period of three (3) years has now passed since said decree was entered; and

WHEREAS, James A. Northcutt and Betty Ann Northcutt now desire to fully comply with the terms of said divorce decree and to memorialize their compliance by an instrument of record.

NOW, THEREFORE, in order to carry out the terms and provisions of the said divorce decree, and for no monetary consideration, the said James A. Northcutt does hereby transfer, quitclaim, and convey unto the said Betty Ann Northcutt, her heirs and assigns, all right, title and interest which he may have in and to the property known as 2961 Cherry Hills Drive, Nashville, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 5 on the plan of Percy Priest Meadows, Section I, of record in Book 4675, Page 110, Register's Office for said County.
>
> Being the same property conveyed to James A. Northcutt and wife, Betty Ann Northcutt by deed from Inland Steel Development Corp., formerly Jewel Builders, Inc., of record in Book 4945, Page 341, said Register's Office.

Said property is conveyed subject to such existing easements and restrictions as may affect the premises, and to the matters shown on the plan of record.

And the said Betty Ann Northcutt joins in this conveyance for the purpose of acknowledging that all obligations of the said James A. Northcutt with respect to the said property, including the obligations to make the said mortgage payments, have permanently ceased, in accordance with the terms of the said divorce decree.

IN WITNESS WHEREOF, the parties have hereunto set their hands on the day and date first above written.

James A. Northcutt
JAMES A. NORTHCUTT

Betty Ann Northcutt
BETTY ANN NORTHCUTT

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 James A. Northcutt and Betty Ann Northcutt, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of March, 1985.

James O Brown
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires:

1/18/87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

James A. Northcutt
AFFIANT

Sworn to and subscribed before me this 29th day of March, 1985.

James O Brown
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires:

1/18/87

Address New Owner:

Betty Ann Northcutt
1236 Belvedere Dr.
Nashville, TN 37215

Send Tax Bills To:

Fidelity Federal Savings & Loan
401 Union St.
Nashville, TN 37219

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T. IDENTIF. REFERENCE

APR 3 9 35 AM '85

DAVIDSON COUNTY, TN