PREPARED BY:

BOOK 6604 PAGE 176

LAW OFFICES OF BART DURHAM
1712 Parkway Towers
Nashville, Tennessee 37219
(615) 242-9000

QUITCLAIM DEED

Address New Owner as follows:	Send Tax Bills To:	Map Parcel Nos.
Margarita P. Robbins (Name)	Metropolitan Federal S&L (Name)	120-1-75bb
1200 Kermit Drive (Street Address)	230 4th Avenue, North (Street Address)	2DA-57300
Nashville Tennessee 37217 (City) (State) (Zip Code)	Nashville Tennessee 37215 (City) (State) (Zip Code)	

KNOW ALL MEN BY THESE PRESENTS:

That Nelson Robbins for the express purpose of making a conveyance as part of a Property Settlement Agreement in a divorce action filed in the Circuit Court of Davidson County, Tennessee, Docket No. 85D- , between MARGARITA PEREYRA ROBBINS vs. NELSON NELDY ROBBINS does hereby demise, release and forever quitclaim unto the said Margarita Pereyra Robbins, 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:

LAND in Davidson County, Tennessee, being Lot No. 3 of the Map of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Nelson Robbins and wife, Margarita P. Robbins, by deed from Bonnie Lynn Nichols, Unmarried and Rebecca Lee Westcott, unmarried of record in Book 6224, page 711, Register's Office for said County.

This conveyance is subject to:

Restrictive covenants contained in instrument of record in Book 1710, page 183, said Register's Office.

The Plan of record in Book 1424, pages 94 and 95, said Register's Office shows an owners certificate, a 40 feet minimum building setback line from Kermit Drive and a 10 feet easement for public utility purposes along the southerly line and a 20 feet easement for public utility purposes along the southerly line and a 20 feet

easement for public utility purposes along the westerly line of said lot.

A 10 foot permanent and 10 feet temporary construction easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville & Davidson County, Tennessee, by instrument of record in Book 4231, page 798, said Register's Office.

WITNESS my hand this 5TH day of JULY, 1985.

Nelson Robbins
NELSON ROBBINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Nelson Robbins, 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 5TH day of JULY, 1985.

JACK C. SCHNEE NOTARY PUBLIC DAVIDSON COUNTY, STATE OF TENNESSEE AT LARGE

Jack C. Boone
Notary Public

My commission expires: Jan. 13, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is none.

Nelson Robbins
Affiant

JACK C. SCHNEE NOTARY PUBLIC DAVIDSON COUNTY, STATE OF TENNESSEE AT LARGE

Sworn to and subscribed before me this 5TH day of JULY, 1985.

Jack C. Boone
Notary Public

J 20040

IDENTIF. REFERENCE

JUL 11 2 36 PM '85

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN