Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

BOOK 6789 PAGE 317

FROM

Roger V. Nielsen

AND

TO I. Dyke Tatum, Trustee

FROM

I. Dyke Tatum, Trustee

TO Karen L. Nielsen

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen L. Nielsen (NAME)	Dominion Bancshares Mortgage Corporation (NAME)	74-12-56
409 Bonnawood Drive (STREET ADDRESS OR ROUTE NUMBER)	9900 Main Street, Suite 200 (STREET ADDRESS)	4D-34190
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22031 (CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

I. Dyke Tatum, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February 1996.

Notary Public

MY COMMISSION EXPIRES: 1/27/98

(AFFIX SEAL)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create fee simple absolute in Karen L. Nielsen

We, Roger V. Nielsen and Karen L. Nielsen

by these presents do hereby quitclaim and convey unto I. Dyke Tatum, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, being Lot No. 625 on the plan of Hermitage Hills, Section 6, of record in Book 3300, page 10, Register's Office for said County.

SAID Lot No. 625 fronts 80 feet on the southerly margin of Bonnawood Drive and extends back 168.05 feet on the westerly line and 156.27 feet on the easterly line to a dead line in the rear, measuring 80.2 feet thereon.

BEING the same property conveyed to Roger V. Nielsen and wife, Karen L. Nielsen, by deed from June R. Whitley, now known as June J. Pipkin, Unmarried, of record in Book 6452, page 928, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3253, page 261, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is unimproved ( ) improved (X) property, known as 409 Bonnawood Drive, Hermitage Tennessee 37076
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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

And now, I, the said I. Dyke Tatum, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Karen L. Nielsen

her heirs and assigns, the same property hereinabove described and set forth, 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 on this the 12th day of November, 1985.

Roger V. Nielsen

Roger V. Nielsen

Karen L. Nielsen

I. Dyke Tatum, Trustee.

78218

IDENTIFICATION REFERENCE

FEB 25 10 54 AM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Yuba

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Roger V. Nielsen, the Bargainors, with whom I am personally acquainted, * and who acknowledged that they executed the within instrument for the purposes therein contained.

*or proved to me on the basis of satisfactory evidence

WITNESS my hand and official seal at ~~Nashville, Tennessee~~ Marysville, CA, this 12th day of November, 1985

OFFICIAL SEAL
MARGARET C WALZ
NOTARY PUBLIC - CALIFORNIA
YUBA COUNTY
My comm. expires FEB 22, 1989

Margaret C. Walz
Notary Public

~~My commission expires: 2-22-89~~

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 I. Dyke Tatum, Trustee, the bargainor, with whom I am personally acquainted, * and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

*or proved to me on the basis of satisfactory evidence

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of February, 1986

Louise N. Tigner
Notary Public

My commission expires: 1/27/90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in for said County and State, the within named Karen L. Nielsen, the Bargainors, with whom I am personnally acquainted, * and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNES my hand official seal at Nashville, Tennessee this 14th day of February, 1985

Louise N. Tigner
Notary Public

My commission expries: 1/27/90