BOOK 6798 PAGE 856

# QUIT CLAIM DEED

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THIS INSTRUMENT WAS PREPARED BY
PATRICIA R. YOUNG, LEVINE, BREWER & KRAUSE, 210 THIRD AVENUE, NORTH, P. O. BOX 2830, NASHVILLE, TENNESSEE 37219

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| NAME | TAX BILLS: | MAP/PARCE |
|---|---|---|
| **JANIE J. DOWNING** | **LOMAS & NETTLETON COMPANY** | **30-8-511** |
| **412 Gates Drive** | **3200 Pacific Avenue** | **GO-5508** |
| **Goodlettsville, TN 37072** | **Virginia Beach, Virginia** | |

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Pursuant to the property settlement agreement executed by the grantor and grantee herein and the Final Divorce Decree of record under Docket no. 85D-3294 in the Fourth Circuit Court for Davidson County, Tennessee, and for no monetary consideration, I, **Jerry Robert Downing** the grantor, do hereby quitclaim and convey unto **Janie J. Downing** the grantee, her heirs and assigns, the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

**LAND** in Davidson County, Tennessee being Lot No. 141 on the plan of Gatewood, Section I, as of record in Book 3300, page 4752, Register's Office for Davidson County, Tennessee.

**SAID** Lot No. 141 fronts 141 feet on the easterly side of Gates Road and runs back 146 feet on the northerly line and 170 feet on the southerly line to a dead line in the rear on which it measures 142.8 feet.

**BEING** the same property conveyed to Jerry Robert Downing and wife, Janie J. Downing by instrument record in Book 4823, page 727, Register's Office for Davidson County, Tennessee, the said grantor and grantee having since been divorced pursuant to final decree of divorce of record in the Fourth Circuit Court for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, as may affect the premises.

**THIS IS IMPROVED PROPERTY KNOWN AS 412 GATES DRIVE, GOODLETTSVILLE, TENNESSEE, 37072**

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**IN WITNESS WHEREOF,** I have hereunto set my hand on this 27th day of January, 1986.

Jerry Robert Downing
**JERRY ROBERT DOWNING**

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public for said State and County, the within named **JERRY ROBERT DOWNING,** the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Nashville, Tennessee, this 27th day of January, 1986.

Ronald E. Downing
**NOTARY PUBLIC**

My commission expires:
Jan 21st 1990

RECEIVED
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN
MAR 6 3 45 PM '86
IDENTIFICATION REFERENCE
81182

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00 (Transfer is pursuant to property settlement agreement in divorce action of record in the Circuit Court for Davidson County, Tennessee).

Jerry Robert Downing
AFFIANT

Subscribed and sworn to before me, this the 27th day of January, 1986.

Ronald E. Downing
**NOTARY PUBLIC**

My commission expires:
Jan 21st 1990