BOOK 6810 PAGE 466

FROM MITCHELL WAYNE HUDSON

TO VERNA JOYCE HUDSON

RE-RECORD

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QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map-Parcel Number
Verna Joyce Hudson	Collateral Investment Co.	Map 52-2
627 Blackstone Ave.	2100 First Ave., North	Parcel 160
Madison, TN 37115	Birmingham, AL 35203	11D-4593

THIS INSTRUMENT WAS PREPARED BY:

MIKE W. BINKLEY
Attorney at Law
174 Third Avenue, North
Nashville, Tennessee 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $ Zero (0) Pursuant to Property Settlement Agreement

Affiant X Mitchell W. Hudson
MITCHELL WAYNE HUDSON

Subscribed and sworn to before me, this 21st day of February, 1986

Notary Public Judy Bodyn

My commission expires 3-20-89

I, MITCHELL WAYNE HUDSON, hereby quitclaim to VERNA JOYCE HUDSON all of my right, title and interest in the following land:

BEING the easterly 20 feet of Lot No. 7 and the westerly 60 feet of Lot No. 8 on the Revised Plan of Rainbow Terrace, Block B, of record in Book 1130, page 85, Register's Office for said County.

SAID parts of said lots front together 80 feet on the northerly margin of Blackstone Avenue and extend back 150 feet between parallel lines to a dead line in the rear measuring 80 feet thereon.

BEING the same property conveyed to Mitchell W. Hudson and Wife, Verna S. Hudson by Deed from Margrett Lee Coburn of record in Book 5385, Page 1, Register's Office for Davidson County, Tennessee. The said Verna S. Hudson and Verna Joyce Hudson being one and the same person.

Verna Joyce Hudson and Mitchell Wayne Hudson having since been divorced pursuant to Final Decree of Divorce of record in Minute Book 32A, Page 418, for the Probate Court of Davidson County, Tennessee, on the 6th day of November, 1985.

CHECK

unimproved ( )
This is improved (x) property, known as: 627 Blackstone Avenue, Madison, Tennessee 37115

WITNESS my hand on this 21st day of February, 1986.

Judy Bodyn 3-20-89

X Mitchell Wayne Hudson
MITCHELL WAYNE HUDSON

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON ~~WILSON~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MITCHELL WAYNE HUDSON, the bargainor, with whom I am personally acquainted, and who acknowleged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of February, 19 86.

Commission expires: 3-26-87

NOTARY PUBLIC

8 5 1 5 3

IDENTIFICATION REFERENCE

MAR 21 3 13 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

EX 11 51- 5 217418

Quitclaim Deed

FILED

IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE

1985 NOV -6 PM 3:18

GEORGE L. ROOKER, CLERK

D. Bayne D.C.

VERNA JOYCE HUDSON	)	
Plaintiff	)	
	)	
v.	)	No. 85D-2081
	)	
MITCHELL WAYNE HUDSON	)	
Defendant	)	

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FINAL DECREE

This cause came on to be heard on the 6th day of November, 1985 before the Honorable James Everett, Judge of the Probate Court for Davidson County on the Wife's Complaint and Property Settlement Agreement signed by the Husband and Wife. After statement of counsel and the testimony of the Wife, the Court finds as a matter of fact that the parties have irreconcilable differences.

It is therefore ORDERED, ADJUDGED and DECREED by the Court that the Wife be and is hereby awarded an absolute divorce from the Husband and the bonds of matrimony heretofore subsisting between the parties are forever and perpetually dissolved and the Wife is restored to all the rights and privileges of an unmarried person.

It further appearing to the Court that the parties hereto have entered into a Property Settlement Agreement which is stated as follows:

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PROPERTY SETTLEMENT, CHILD CUSTODY AND CHILD SUPPORT AGREEMENT

The Wife, Verna Joyce Hudson, shall hereinafter be referred to as Wife and the Husband, Mitchell Wayne Hudson, shall hereinafter be referred to as Husband.

Now, therefore, the parties to this Property Settlement Agreement agree as follows, to wit:

I.

DIVORCE

The Husband and Wife agree that the Wife shall obtain an absolute divorce from the Husband based upon the grounds of irreconcilable differences.

II.

CHILD CUSTODY

The Husband and Wife agree that the Wife will have the sole and complete custody of the parties' two minor children, Tanya Roselynn Hudson, who was born on April 22, 1976 and Joshua Mitchell Hudson, who was born on February 22, 1979.

III.

CHILD SUPPORT

The Husband and Wife agree that the Husband will pay to the Wife the sum of one hundred seventy-five and 00/100 ($175.00) per week for the support and maintenance of the parties' minor children and that the one hundred seventy-five and 00/100 ($175.00) per week payment will be due each and every Thursday of each and every week until the youngest child reaches eighteen (18) years of age or until further orders of this Court.

In addition to the one hundred seventy-five and 00/100 ($175.00) per week child support to be paid by the Husband, the Husband and Wife further agree that the Husband will be responsible for any and all school clothes for both of the parties' children until each child reaches eighteen (18) years of age or until further orders of this Court.

IV.

CHILD VISITATION

The Husband and Wife agree that the Husband will have

visitation privileges with the parties' minor children on an every other weekend basis from 7:00 a.m. Saturday morning until 7:00 p.m. Saturday evening.

It is further agreed between the parties that if the Husband is working any particular weekend that coincides with his regular visitation period, that he will automatically be allowed to visit the parties' children for the same period of time the following weekend and that his regular visitation will not be interrupted thereafter even if the Husband has two weekends of visitation in a row.

The Husband and Wife further agree that the Husband will have additional visitation that can be mutually agreed upon between the parties to this cause.

It is further agreed between the Husband and Wife that the Husband will provide the transportation for the parties' two minor children for the visitation period as outlined above.

V.

REAL PROPERTY

The Husband and Wife agree that the Husband shall relinquish all right, title and interest that he may have in the house and lot titled in the parties' name located at 627 Blackstone Avenue in Madison, Davidson County, Tennessee.

In addition thereto, the Husband and Wife agree that the Wife shall then assume the outstanding indebtedness on the house and lot and that the Husband shall sign a Quitclaim Deed relinquishing whatever right, title and interest he may have in the house and lot located at 627 Blackstone Avenue in Madison, Davidson County, Tennessee. Said Quitclaim Deed instrument is to be executed by the Husband on the same day and date as the execution of this Property Settlement Agreement. The description of the house and lot located at 627 Blackstone Avenue in Madison, Davidson County, Tennessee is more particularly described as follows:

> BEING the easterly 20 feet of Lot No. 7 and the westerly 60 feet of Lot No. 8 on the Revised Plan of Rainbow Terrace, Block B, of record in Book 1130, page 85, Register's Office for said County.

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SAID parts of said lots front together 80 feet on the northerly margin of Blackstone Avenue and extend back 150 feet between parallel lines to a dead line in the rear measuring 80 feet thereon.

BEING the same property conveyed to Margrett Lee Coburn by deed from Kenneth M. Hudgens of record in Book 4905, page 839, Register's Office for said County.

VI.

PERSONAL PROPERTY

A. Automobiles. The Husband and Wife agree that the Wife shall maintain and keep for her use and benefit, the 1963 Chevrolet Impala automobile free and clear of any interest the Husband may have therein.

It is further agreed between the Husband and Wife that the Husband will maintain and keep for his use and benefit, the 1976 Chevrolet pickup truck free and clear of any interest the Wife may have therein.

B. Household furniture and furnishings. The Husband and Wife agree that each has divided all their items of personal property at the signing of this Property Settlement Agreement.

The Husband and Wife therefore agree that any and all interest that the Husband may have in the items of household furniture and furnishings presently in the possession of the Wife shall be divested from him and vested into the Wife free and clear of any interest the Husband may have therein.

The Husband and Wife further agree that any and all items of personal property now in the possesion of the Husband shall be considered the sole and exclusive property of the Husband and any and all interest the Wife shall have therein shall be divested from her and vested into the Husband free and clear of any interest the Wife may have therein.

VII.

JOINT BILLS AND EXPENSES

A. Avco bill. The Husband and Wife agree that the Husband shall be responsible for the payment of the Avco bill until said bill is paid in full and that he shall hold the Wife harmless from any and all responsibility for the Avco bill and shall indemnify her for any payments that she may be required to

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make for the Husband's benefit.

B. Leader Federal Savings and Loan. The Husband and Wife agree that the Husband shall be responsible for the expense at the Leader Federal Savings and Loan in Nashville, Davidson County, Tennessee. Said loan being the same loan that is secured by a second mortgage on the house and lot located at 627 Blackstone Avenue, Madison, Davidson County, Tennessee. The Husband shall be responsible for said payment until said expense is paid in full and that he shall hold the Wife harmless from any and all responsibility for the Leader Federal Savings and Loan expense and shall indemnify her for any payments that she may be required to make for the Husband's benefit.

C. Central Fidelity Mastercard. The Husband and Wife agree that the Husband shall be responsible for said payment until said expense is paid in full and that he shall hold the Wife harmless from any and all responsibility for the Central Fidelity Mastercard expense and shall indemnify her for any payments that she may be required to make for the Husband's benefit.

D. Tenneco. The Husband and Wife agree that the Husband shall be responsible for said expense until said expense is paid in full and that he shall hold the Wife harmless from any and all responsibility for the Tenneco expense and shall indemnify her for any payments that she may be required to make for the Husband's benefit.

E. City Bank Visa. The Husband and Wife agree that the Wife shall be responsible for said expense until said expense is paid in full and that she shall hold the Husband harmless from any and all responsibility for the City Bank Visa expense and shall indemnify him for any payments that he may be required to make for the Wife's benefit.

VIII.

MAJOR MEDICAL AND HOSPITALIZATION INSURANCE COVERAGE

The Husband and Wife agree that the Husband will maintain and keep in full force and effect the present major medical and hospitalization insurance coverage for the benefit of

the Wife and the parties' minor children.

The Husband and Wife further agree that the Husband will maintain and keep in full force and effect for the benefit of the children only, the present eye care and dental care insurance provided through the Husband's employer.

The Husband and Wife further agree that the Husband will maintain and keep in full force and effect for the benefit of the parties' minor children, the major medical and hospitalization, eye care and dental insurance coverage for the benefit of the parties' minor children until the youngest child reaches eighteen (18) years of age.

The Husband and Wife further agree that in the event that there are any deductible expenses or medical expenses in the form of major medical, hospitalization, eye care or dental expenses that are not covered by the Husband's major medical and hospitalization for the Wife and the parties' minor children and eye care and dental care insurance for the children only, that the Husband will be responsible for said payments which are not covered by insurance.

IX.

LIFE INSURANCE

The Husband and Wife agree that the Husband now has aggregate life insurance in the amount of twenty-five thousand and 00/100 ($25,000.00).

The Husband and Wife agree that the Husband will maintain and keep in full force and effect his life insurance policy in the face amount of twenty-five thousand and 00/100 ($25,000.00) and that the Husband will name the parties' minor children as beneficiaries of said policies until the youngest child reaches eighteen (18) years of age.

It is understood that the Wife shall be the trustee of said policies in the event of the Husband's death.

X.

I.R.A. ACCOUNT, CREDIT UNION SAVINGS AND PROFIT SHARING

The Husband and Wife agree that the Husband will name the parties' minor children as beneficiaries of his present

I.R.A. Account, his present Credit Union Savings account and his present Profit Sharing Account and that the parties' minor children shall be continued to be named as beneficiaries of each one of these accounts until the youngest child reaches eighteen (18) years of age.

XI.

MISCELLANEOUS

It is agreed between the Husband and Wife that the Husband will complete renovation work to be done in the bathroom of the parties' home by installing a new floor, a new toilet, a new vanity set and a medicine cabinet.

It is further agreed between the Husband and Wife that the Husband will install a ceiling fan and tear down the shed on the outside of the parties' home and replace the shed with a portable storage building.

It is the further agreement between the Husband and Wife that the Husband will clean all of the gutters and the front bushes as well as hauling away all trash and remaining debris around the house and that said work shall be completed within six (6) months of the signing of this Agreement.

The Husband and Wife expressly agree that the Husband will perform this work in lieu of the Wife expending sums of money to have the above work completed.

XII.

COURT COSTS

The Husband and Wife agree that the Husband shall pay the Court costs of this cause for which execution may issue if necessary.

XIII.

ATTORNEY'S FEES

Each party agrees that each will be responsible for the payment of his or her own attorney's fees and that neither will seek reimbursement or recoupment from the other in any form whatsoever.

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XIV.

FINAL SETTLEMENT

In the event that the Wife obtains a divorce from the Husband on the grounds of irreconcilable differences, it is agreed that this Agreement shall be presented to the Court for its approval and, if approved, shall be made a part of any divorce decree granted to the parties. It is further understood between the parties that this Agreement represents a full and final settlement of all claims which either may have against the other arising out of their marriage and is a full, final and complete disposition of the property rights of each of the parties and each of the parties releases any claims which he or she may have against the other in any way arising out of the marriage.

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IN WITNESS WHEREOF, the parties having read this instrument and familiarized themselves thoroughly with its contents, signed and executed this instrument without any duress, threats, or coercion in any way whatsoever.

Verna Joyce Hudson
VERNA JOYCE HUDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25th day of June, 1985.

Rhonda B. Matthews
NOTARY PUBLIC

My Commission Expires:
January 19, 1988

Mitchell Wayne Hudson
MITCHELL WAYNE HUDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this 26th day of June, 1985.

NOTARY PUBLIC

My Commission Expires:
7-27-86

The Court affirmatively finds that the parties have made adequate and sufficient provisions by written agreement for the equitable settlement of any property rights between them. The Court further affirmatively finds that the parties have made adequate and sufficient provisions by written agreement for the custody and maintenance of the children born of this marriage. The Court further affirmatively finds that the Agreement is sufficient and equitable in all respects.

The current address of the parties is as follows: Mr. Mitchell Wayne Hudson, 1504 Elmhill Pike, Nashville, Tennessee 37210; Ms. Verna Joyce Hudson, 627 Blackstone Avenue, Madison, Tennessee 37115.

The Court further finds that the Husband shall pay the Court costs of this cause for which execution may issue if necessary.

It is further ORDERED, ADJUDGED and DECREED by the Court that the Property Settlement Agreement heretofore entered into by the parties to this cause is in all things ratified, approved and confirmed by the Court and is made a part of this Decree for all purposes contained herein.

ENTER this 6 day of Nov, 1985.

JAMES EVERETT, JUDGE

APPROVED FOR ENTRY:

MIKE W. BINKLEY
Attorney for Plaintiff
174 Third Avenue, North
Nashville, Tennessee 37201
(615) 244-8630

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Final Decree has been furnished to Mr. Mitchell Wayne Hudson, 1504 Elmhill Pike, Nashville, Tennessee 37210 on this 6th day of November, 1985, by U.S. Mail.

MIKE W. BINKLEY

RE-RECORD

85899

IDENTIFICATION REFERENCE

MAR 25 3 37 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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STATE OF TENNESSEE

I, **GEORGE L. ROOKER,** *Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the Order heretofore entered in the* Probate *Circuit Court for Davidson County, Tennessee, on the* 6th *day of* November, *19* 85, *in Case Number* 85D-2081 *between* Verna Joyce Hudson *Plaintiff, and* Mitchell Wayne Hudson *Defendant, as same remains of record in Book* 32A, *Page* 418 *of the Minutes of said Court.*

IN TESTIMONY WHEREOF, *I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the* 15th *day of* January *in the year one thousand nine hundred and* eighty-six *and in the* 210th *year of American Independence.*

GEORGE L. ROOKER, *Clerk,*

By D. Langford *D.C.*

Form #GR-117