BOOK 6874 PAGE 987

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria D. Franklin (NAME)	Commerce Union Bank (NAME)	142-111
7213 Green Meadows Lane (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place, Real Estate Div. (STREET ADDRESS)	10
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	9D-73102

THIS INSTRUMENT WAS PREPARED BY

BAKER, CAMPBELL & PARSONS
Attorneys At Law
303 Church Street
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ -0- x Robert W Franklin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April, 1986.

Elizabeth K. Moore
Notary Public

MY COMMISSION EXPIRES: November 1, 1988

(AFFIX SEAL)

0 6 5 6 7

IDENTIFICATION REFERENCE

JUN 3 9 16 AM '86

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, and for the purpose of dissolving a tenancy by the entirety incident to a divorce, and pursuant to Tennessee Code Annotated Section 66-1-110, the receipt and sufficiency of which consideration is hereby acknowledged, I, **ROBERT W. FRANKLIN** (hereinafter referred to as the "Grantor"), have bargained, sold, remised, released and quitclaimed, and do hereby bargain, sell, remise, release and quitclaim unto **MARIA D. FRANKLIN** (hereinafter referred to as the "Grantee"), her heirs and assigns, all right, title and interest of the Grantor in and to a tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 38 on the plan of Resubdivision of Lot 38 and 39, Green Meadows, Section Two, of record in Book 5190, Page 228, in the Register's Office for said County.
>
> Said Lot No. 38 fronts 70.0 feet on the southeasterly margin of Green Meadows Lane and extends back 166.87 feet on the northeasterly line and 157.87 feet on the southwesterly line to a dead line in the rear, measuring 130.01 feet thereon.
>
> Being the same property conveyed to Robert W. Franklin and wife, Maria D. Franklin, by deed from Paul Ed Collier and wife, Susan P. Collier, of record in Book 6636, Page 487, Register's Office for Davidson County, Tennessee.
>
> The property herein conveyed is subject to restrictive covenants of record in Book 5376, Page 552, said Register's Office, and to the matters set forth in the above referenced plan of record.
>
> This is improved property, known as 7213 Green Meadows Lane, Nashville, Tennessee 37221.

and all the estate, title and interest of the Grantor therein, with the hereditaments and appurtenances thereto appertaining, to the Grantee, her heirs and assigns, forever.

BOOK 6674 PAGE 988

Said property is conveyed subject to such limitations, restrictions, covenants, conditions, easements, liens, charges and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor hereunder sets his hand and seal this 23rd day of April 1986.

x Robert W Franklin
ROBERT W. FRANKLIN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth H. Moreno, a Notary Public in and for the aforesaid County and State, the within named **Robert W. Franklin,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of April, 1986.

Elizabeth H. Moreno
Notary Public

My Commission Expires: November 1, 1987