mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Robert J. Rice	Same	18-4
207 Pear Orchard Drive Goodlettsville, TN 37072		

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between KAREN S. RICE, hereinafter referred to as the "GRANTOR", and ROBERT J. RICE, hereinafter referred to as the "GRANTEE";

W I T N E S S E T H:

WHEREAS, by Deed of record in Book 4485, page 761, Register's Office for Davidson County, Tennessee, Donald E. Branch and wife, Betty R. Branch conveyed to Robert J. Rice and wife, Karen S. Rice certain real property as hereinbelow described, being Lot No. 2 on the Plan of Connell Hills, of record in Book 2900, page 141, Register's Office for said County; and,

WHEREAS, the GRANTOR and GRANTEE were divorced by decree from the Fourth Circuit Court for Davidson County, Tennessee in the case of Karen Sue Spaulding Rice vs. Robert Jeffrey Rice; and,

WHEREAS, the parties entered into a property settlement agreement which was incorporated in the final decree and which provided for the disposition of the parties homeplace; and,

WHEREAS, the said property settlement agreement provided that the property hereinbelow described be sold and the net proceeds from said sale be divided equally between the parties after the payment of the existing mortgage or mortgages; and,

WHEREAS, the parties thereafter entered into an oral agreement, modifying the said property settlement agreement, and

providing that the said property should be vested and fixed in the GRANTEE, upon payment to the GRANTOR in the amount of $20,000.00, as the GRANTOR's equitable interest in said property.

NOW THEREFORE, FOR AND IN CONSIDERATION of the sum of TWENTY THOUSAND DOLLARS ($20,000.00), cash in hand paid by the GRANTEE to the GRANTOR, the receipt of which is hereby acknowledged, and other good and valuable considerations, the GRANTOR, KAREN S. RICE, has this day bargained, sold and quitclaimed unto the GRANTEE, ROBERT J. RICE, his heirs and assigns, all of her right, title and interest in and to certain real property in Davidson County, Tennessee, described as follows, subject to the assumption by the GRANTEE of any and all mortgage indebtedness on same, to-wit:

LAND in Davidson County, Tennessee being Lot No. 2 on the Plan of Connell Hills, of record in Book 2900, page 141, Register's Office for said County.

SAID Lot No. 2 fronts 158.7 feet on the northeasterly side of Pear Orchard Drive and runs back 363.5 feet on the northwesterly line and 364.5 feet on the southeasterly line to the Old Springfield Road, measuring 130 feet thereon.

BEING the same property conveyed to Robert J. Rice and wife, Karen S. Rice, by deed from Donald E. Branch and wife, Betty R. Branch, and recorded in Book 4485, page 761, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the undersigned has hereunto set her hand this the 6th day of June 1986.

Karen S. Rice
KAREN S. RICE

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 KAREN S. RICE, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 6th day of June 1986.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12/31/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

Robert J. Rice
Affiant

Sworn to and subscribed before me this the 6 day of June 1986.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12/31/89

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IDENTIFICATION REFERENCE

JUN 9 3 53 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN