BOOK 7127 PAGE 752

B048
(18)

FABJU137 01-27-87

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (FAB)
2700 First American Center
Nashville, Tennessee 37238

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To	Map Parcel Numbers
F. K. Kirchner, Jr. 1211 Saxon Drive Nashville, TN	First Federal Savings & Loan 4th at Union Nashville, TN	145-7-31 FH-23250

FOR AND IN CONSIDERATION of the terms and conditions of the Property Settlement, Child Care and Support Agreement executed by Sandra G. Kirchner, Grantor, and F. K. Kirchner, Jr., Grantee, dated ~~January~~ February 3, 1987, the said Sandra G. Kirchner by these presents does hereby quitclaim and convey unto F. K. Kirchner, Jr., his heirs and assigns, all of her right, title and interest in and to certain real property located in Nashville, Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 14 on the Plan of Hillmont Estates, Section 1, as of record in Book 3700, page 100.

Said Lot No. 14 fronts 199.4 feet on the southerly side of Saxon Drive and extends back 340.7 feet on the easterly line and 325.0 feet on the westerly line to a dead line which is a broken line, measuring 288.3 feet thereon.

Being the same property conveyed to F. K. Kirchner, Jr., and wife, Sandra G. Kirchner, by deed from Donald C. Fox and wife, Claire E. Fox, of record in Book 4878, Page 396, Register's Office for Davidson County, Tennessee.

This conveyance is made expressly subject to any and all unpaid real estate taxes which are assumed by the Grantee hereunder and subject to the unpaid indebtedness to First Federal Savings & Loan secured by a first mortgage lien against the property created under a deed of trust to Vaden M. Lackey, Trustee, of record in Book 4634, page 537, Register's Office for Davidson County, Tennessee.

This is improved property known as 1211 Saxon Drive, Nashville, Tennessee 37215.

IN WITNESS WHEREOF, SANDRA G. KIRCHNER has set her signature hereto on this 3rd day of ~~January~~ February, 1987.

Sandra G. Kirchner
SANDRA G. KIRCHNER

FEB 4 2 02 PM '87
FELIX Z. WILSON EE REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

90531

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Sandra G. Kirchner, the within named 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 seal, at office, this 3rd day of ~~January~~ February, 1987.

Melanie G. Grant
Notary Public

My Commission Expires:
4-19-87

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or the value of the property conveyed, whichever is greater is $0.00.

Sandra K. Kirchner
Affiant

Subscribed and sworn to before me
this 3rd day of ~~January~~ February, 1987.

Melanie G. Grant
Notary Public
My Commission Expires:
4-19-87