BOOK 7149 PAGE 293

This instrument prepared by:
Hollins, Wagster & Yarbrough, P.C.
Eighth Floor
201 Fourth Avenue, North
Nashville, TN 37219

MAP 95-12
PAR. 4 Am

QUITCLAIM DEED

This deed, made and entered into this 24th day of November, 1986, by and between Illona G. Leeper, grantor, and Gary Wayne Leeper, grantee.

For and in consideration of a Final Decree of divorce awarded in the Fourth Circuit Court for Davidson County, Tennessee, at Nashville, and appearing of record in Book 147C, page 1892, et seq., of the minutes of the Fourth Circuit Court of Davidson County, Tennessee, and no monetary consideration, and for the express purpose of making a conveyance to Gary Wayne Leeper of all of my interest in the property described herein which we formerly owned as husband and wife, I, Illona G. Leeper, by these presents do hereby transfer, quitclaim and convey unto the said Gary Wayne Leeper, his successors, heirs and assigns, a certain tract or parcel of land in Nashville, Davidson County, Tennessee, and more particularly described as follows:

BEING Lot No. 1 on the Plan of Milford Smith Subdivision of record in Plat Book 5190, page 269, said Register's Office, to which plan reference is made for a more particular description.

BEING the same property conveyed to James M. Tygret by deed from Haley Hudson of record in Book 5456, page 372, Register's Office for Davidson County, Tennessee.

FOR and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated May 10, 1979 and filed for record June 27, 1979, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5456, page 375, and note of even date thereby secured, in the original principal amount of $45,500.00 payable to Mid-South Mortgage which the grantees herein assume and agree to pay as part payment of the purchase price.

The Grantees further hereby assume the obligations of James M. Tygret under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arisng from the guaranty or insurance of the indebtedness above mentioned. Escrow account and insurance to be transferred to Grantees.

THIS conveyance subject to such Restrictive Covenants, easements and setback lines of record in said Register's Office.

Mary G. Tygret joins in the execution of this instrument to convey whatever marital rights she may have.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the grantee and his heirs and assigns in fee simple forever. Said property is conveyed subject to such limitations, covenants, restrictions, and encumbrances as may affect the premises, the purpose of this conveyance being to convey to the grantee all of the interest that the grantor and grantee formerly shared as husband and wife.

IN WITNESS WHEREOF, the grantor has hereunto set her hand and seal the day and year first above written.

Illona G. Leeper
ILLONA G. LEEPER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Illona G. Leeper, with whom I am personally acquainted and who acknowledges that she executed the within instrument for the purposes stated therein.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 24th day of November, 1986.

Linda B. Coe
NOTARY PUBLIC

My Commission Expires:

7-18-87

Grantee:

Gary Wayne Leeper
426-A Springview Drive
Nashville, TN 37214

Send Tax Bills to:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Wayne Lupo
AFFIANT

SUBSCRIBED AND SWORN to before me this 28th day of Feb, 1987.

W. D. McCleary
NOTARY PUBLIC

My Commission Expires:

Aug 8 89

9.8014

IDENTIFICATION REFERENCE

FEB 27 8 52 AM '87