4116

BOOK 7313 PAGE 63

THIS INSTRUMENT PREPARED BY:
DENNEY, LACKEY & CHERNAU
218 Third Avenue, North
P. O. Box 3429
Nashville, Tennessee 37219-0429

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James V. Simmons, III 1262 Sioux Terrace Madison, Tennessee 37115	Fidelity Federal Savings & Loan Association of Tennessee 401 Union Street Nashville, Tennessee 37219	53-5-2 11D90734

51482

IDENTIFICATION REFERENCE

JUL 31 3 34 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ -0- Donna S. Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 1987.

Carol M. Clark
Notary Public

MY COMMISSION EXPIRES: 5/13/89

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, I, Donna Susan Simmons do hereby quitclaim and convey unto James V. Simmons, III all of my rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Sequoia Valley, Section II, of record in Book 3700, page 114, said Register's Office.

Said Lot No. 64 fronts 100.0 feet on the southwest margin of Sioux Terrace and runs back 114.9 feet on the southerly line and 165.0 feet on the northerly line to a line in the rear which measures 100.7 feet thereon.

Being the same property conveyed to James V. Simmons, III and wife, Donna Susan Simmons by deed from Gene E. Tidwell and wife, Bobbie J. Tidwell as of record in Book 4695, page 596, said Register's Office. The said James V. Simmons and said Donna Susan Simmons having since divorced, the property was vested in them as tenants in common, Docket No. 86-282, dated June 15, 1987, Fourth Circuit Court, Davidson County, Tennessee.

WITNESS my hand this 31st day of July, 1987.

Donna S. Simmons

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Carol M. Clark, a Notary Public, Donna Susan Simmons, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of July, 1987.

Carol M. Clark
Notary Public

My Commission expires: 5/13/89