THIS INSTRUMENT PREPARED BY:
Karen Cain
Attorney at Law
306 Gay Street, Suite 304
Nashville, Tennessee 37201

BOOK 7801 PAGE 190

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Karen K. Edens	First Union Mtg. Corp.	3DZ61628
(NAME)	(NAME)	
3051 Boulder Park Drive	4300 Six Forks	96-14-228
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Raleigh, NC 27609	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Johnny W. Edens by these presents do hereby quitclaim and convey unto Karen K. Edens, her successors and assigns, all his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Hickory Bend Subdivision, Section III, of record in Book 3600, page . Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Johnny W. Edens and Karen K. Edens, by deed from Larry M. Rouse and wife, Florence Rouse, as of record in Book 7167, page 767, Register's Office for Davidson County, Tennessee.

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Elaine Ramsey
Affiant

Subscribed and sworn to before me, this 27th day of March, 1989.

My Commission Expires: 11/12/89
(Affix Seal)

Jill C. Buchanan
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

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

Witness my hand, this 26th day of January, 1989; the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Johnny W. Edens
JOHNNY W. EDENS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ella W. Woodall, a Notary Public in and for said County and State, Johnny W. Edens, the within named 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, this 26th day of January, 1989.

Ella W. Woodall
NOTARY PUBLIC

My Commission Expires: 11-10-91

* * * * *

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be _____ of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ____self as _____.

_____
NOTARY PUBLIC

My Commission Expires:_____

QUITCLAIM DEED

FROM Johnny W. Edens

TO Karen K. Edens