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

Mail

4/15/94 03CHECK 6.00

QUITCLAIM DEED

BOOK 7817 PAGE 938

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NOS.
Anita Y. Hamilton 230 Aurora Drive Madison, TN 37115	Same as new owner	Map 34-13 Par 208

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between JOHN M. HAMILTON, hereinafter referred to as the "GRANTOR", and ANITA Y. HAMILTON, hereinafter referred to as the "GRANTEE";

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption by the GRANTEE of a Note and Deed of Trust executed on March 31, 1978, by John M. Hamilton and wife, Anita Y. Hamilton, to P. E. Davis, Trustee, to secure to Collateral Investment Company, one note in the original principal amount of $28,300.00, of record in Book 5268, page 895, Register's Office for Davidson County, Tennessee, which mortgage indebtedness has since been assigned to AmSouth Mortgage Company, with a present approximate balance of $27,800.00, the GRANTOR, JOHN M. HAMILTON, has this day bargained, sold and quitclaimed unto the GRANTEE, ANITA Y. HAMILTON, her heirs or assigns, all of the GRANTOR'S right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Edgemeade Farm recorded in Book 3600, page 69, Register's Office for said County.
>
> Said Lot No. 2 fronts 60 feet on the southerly margin of Aurora Avenue and extends back 160 feet on the easterly and westerly lines to a line in the rear measuring 59.9 feet thereon.

BEING the same property conveyed to John M. Hamilton and wife, Anita Y. Hamilton, by deed from Dennis C. Lind and wife, Beverly W. Lind, of record in Book 5268, page 892, Register's Office for Davidson County, Tennessee.

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

This Quitclaim Deed is made pursuant to the provisions of T.C.A. §66-1-110 in order to divest the property out of the names of the GRANTOR and GRANTEE, as tenants by the entirety, and to vest the property in the name of GRANTEE, in fee simple, pursuant to the terms of a Marital Dissolution Agreement, this date entered into between the parties.

IN WITNESS WHEREOF, the undersigned JOHN M. HAMILTON, has hereunto set his hand on this the 17th day of April, 1989.

John M Hamilton
JOHN M. HAMILTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN M. HAMILTON, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 17th day of April, 1989.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/3/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Anita Y. Hamilton
Affiant

Sworn to and subscribed before me this the 17th day of April, 1989.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/3/89

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