This Instrument Prepared By:
Robert L. Jackson, Attorney
214 Second Avenue North
Suite 103
Nashville, TN 37201

BOOK 7876 PAGE 159

The actual consideration or value whichever is greater, for this transfer is $ -0-.

AFFIANT

Sworn to and subscribed before me this 27th day of June, 1989.

NOTARY PUBLIC
My Commission Expires: 11-12-92

45042

Jun 28 3 27 PM '89

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL NO.
Curtis L. Hayes, Jr. 2614 Old Buena Vista Pk. Nashville, TN 37215	Sovran Mtg. Company P. O. Box 26369 Richmond, VA 23275-0001	Map 70.7 Par. 58

FOR AND IN CONSIDERATION of One Dollars ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **MARGARET ANN B. HAYES**, now a single person, by these presents do hereby quitclaim and convey unto **CURTIS L. HAYES, JR.**, now a single person, a fee simple estate to his successors and assigns, all my right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being parts of Lots, as of record in Book 332, Page 46, and described according to a copy of a survey made by C. J. Carney, Surveyor, dated February 26, 1954, as follows:

BEGINNING at an iron spike iun the center line of Old Buena Vista Pike, 130 feet more or less north of the north margin of L"incoln Street; thence with the center of said Pike, north 33° west 89 feet to a point and north 43° 49' west 81 feet to a point opposite a fence line; thence leaving said Pike and laong said fence, north 69° 30' east 285 feet to an old fence post; thence south 4° 30' east 205 feet to an iron pin; thence south 82° 30' west 175 feet to the beginning, containing 0.92 acres, more or less.

BEING the same property conveyed to Curtis L. Hayes and wife, Margaret Ann B. Hayes, by deed of record in Book 4400, Page 48, in the Register's Office of Davidson County, Tennessee. The said Curtis L. Hayes, Jr. and Margaret Ann B. Hayes having since been divorced by Final Decree of Divorce in the Probate Court for Davidson County, Tennessee, on the 18th day of April, 1989, under Docket No. 89D-396, and this conveyance is a

further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement.

THE said Curtis L. Hayes, Jr. and Curtis Lee Hayes, Jr, is one and the same person.

THE said Margaret Ann B. Hayes, Margaret Ann Hayes, is one and the same person.

THIS is improved property known as 2614 Old Buena Vista Pike, Nashville, TN 37218.

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

Witness my hand this 26th day of June, 1989.

Margaret Ann B. Hayes
MARGARET ANN B. HAYES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARGARET ANN B. HAYES**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that executed she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of June, 1989.

Beth M. Fuller
NOTARY PUBLIC

My Commission Expires: 11/12/90

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