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PREPARED BY:

Mail

John Michael Thompson
WARD, DERRYBERRY & THOMPSON
Suite 1720, Parkway Towers
404 James Robertson Parkway
Nashville, Tennessee 37219
615/244-0554

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map Parcel Number
Barbara J. Steger	Guaranty Mortgage Co.	MAP 80-8
1487 Dolan Drive	311-7th Ave., North	PAR 27
Nashville, TN 37218	Nashville, TN 37219	

2580 08/04 0101 01CASH 6.00

KNOW ALL MEN BY THESE PRESENTS:

That Robert William Steger, for the express purpose of making a conveyance as part of a property settlement agreement (Marital Dissolution Agreement) in a divorce action granted on June 26, 1989, in the Probate Circuit Court for Davidson County, Tennessee, Docket No. 88D-2140, Final Decree of record in the Circuit Court for Davidson County, Tennessee between Robert William Steger and Barbara Jean Steger, does hereby quitclaim and convey unto Barbara J. Steger, a single person, her successors and assigns, all his right, title and interest in and to the following described tract of land located in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 387 on the Plan of Section I, Bordeaux Gardens, of record in Book 3300, page 91, Register's Office for said County, as follows:

Said Lot No. 387 fronts 52 feet on the northerly side of Dolan Road and extends back 110 feet on the westerly line and 111.94 feet on the easterly line, to a dead line in the rear on which it measures 70.62 feet.

Being the same property conveyed to N. Catherine Keef by deed from Charles Richard Craig and wife, Rebecca D. Craig, of record in Book 4377, page 117, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert William Steger and wife, Barbara J. Steger, by deed from N. Catherine Keef, of record in Book 4642, page 630, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owners certificate, a 30-foot setback line from Dolan Road, a 15-foot easement along the northerly rear line of the lot, an anchor easement 2 1/2 x 30-feet on Dolan Road at the east front corner of the lot; restrictive covenants of record in Book 3465, page 403, Register's Office for Davidson County.

This conveyance is subject to a Deed of Trust executed by Robert William Steger and wife, Barbara J. Steger, to Herschel Greer, Trustee for Guaranty Mortgage Co. of record in Book 4642, Page 632.

This is improved property known as 1487 Dolan Drive, Nashville, Tennessee 37218.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

Robert William Steger

ROBERT WILLIAM STEGER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Robert William Steger, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 29th day of July, 1989.

Vickie L Corbett
NOTARY PUBLIC

My Commission Expires 5/20/92.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is none.

Barbara J. Steger
Barbara J. Steger

Sworn to and subscribed before me this 3rd day of July, 1989.

Patricia Jane
NOTARY PUBLIC

My Commission Expires 3-11-91.