PREPARED BY:

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

QUITCLAIM DEED

Mail

Address of New Owner	Send Tax Bills To	Map Parcel Number
Lea Ann Anderson	Home Savings of America	MAP 155-3-13
7116 River Park Court	P.O. Box 7075	PAR 52
Nashville, TN 37221	Pasadena, Cal 91109-7075	9D-79943

KNOW ALL MEN BY THESE PRESENTS:

That Johnnie Anderson, for the express purpose of making a conveyance as part of a Marital Dissolution Agreement in a divorce action granted on August 25, 1989, in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 89D-1827, Final Decree of record in the Circuit Court for Davidson County, Tennessee, between Johnnie Eldridge Anderson and Lea Ann Anderson, does hereby quitclaim and convey unto Lea Ann Anderson, a single person, her successors and assigns, all his right, title and interest in and to the following described tract of land:

Land in Davidson County, State of Tennessee, and being Lot No. 3, Addition to River Park Estates, as of record in book 6900, Page 240, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 35 feet on the easterly side to River Park Court, and extends back 113.73 feet on the northerly line and 116.10 on the southerly line to a rear line measuring 156.60 feet thereon.

Being the same property conveyed to Beginnings, Inc. by deed from Frederick W. Stephenson et ux, Pamela M. Stephenson, of record in Book 7188, Page 267, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Johnnie Anderson and wife, Lea Ann Anderson, by deed from Beginnings, Inc., of record in Book 7587, Page 513, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to a Deed of Trust executed by Johnnie Anderson and wife, Lea Ann Anderson to Thomas R. James, Trustee for Home Savings of America, F.A., dated June 27, 1988, of record in Book 7587, Page 516.

This is improved property known as 7116 River Park Court, Nashville, Tennessee 37221.

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

JOHNNIE ANDERSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Johnnie Anderson, 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 25th day of August, 1989.

NOTARY PUBLIC

My Commission Expires 11-12-89.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is none.

Lea Ann Anderson

Sworn to and subscribed before me this 25th day of August, 1989.

NOTARY PUBLIC

My Commission Expires 11-12-89.

60669

IDENTIFICATION REFERENCE

AUG 25 9 37 AM '89
DAVIDSON COUNTY, TN

9147 08/25 0101 03CHECK 6.00