BOOK 7967 PAGE 459

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
John Carl Shuford 3204 Ironwood Dr. Nashville, TN 37214	SAME	Map. 96-15 Parcel 95

This instrument prepared by: Waynick, Dunn & Cate (AMC)
P.O. Box 148058, Nashville, TN 37214 (This instrument
prepared from information furnished by parties)

Q U I T C L A I M D E E D

For and in consideration of the mutual covenants contained in the Marital Dissolution Agreement filed in the Circuit Court of Davidson County, Tennessee, on the 7th day of August, 1989, as modified by Agreed Order entered the ____ day of _____, 1989, (and no monetary consideration), I Carol E. Shuford, by these presents do hereby quitclaim, grant, and convey unto John Carl Shuford, his successors and assigns, all my right, title and interest, including any marital interest, in the following described tract of land in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 211 on the Plan of Hickory Bend, Section 4, as of record in book 4175, page 34, Register's Office for said County, described as follows:
>
> BEGINNING on the northerly margin of Jonesboro Drive at the corner of Lots Nos. 210 and 211; thence with the line between said two lots northerly 161.7 feet; thence westerly 127.50 feet to the easterly margin of Ironwood Drive; thence with the same southerly 110.16 feet to the beginning of a curve; thence around said curve southeasterly 40.08 feet to the northerly margin of Jonesboro Drive; thence with the same easterly 91.2 feet to the beginning.
>
> Being the same property conveyed to John Carl Shuford and wife, Carol E. Shuford by deed from Thurman Home Building Corporation of record in Deed Book 4352, page 90, Register's Office for Davidson County, Tennessee.
>
> CONVEYANCE of this property is made subject to restrictive covenants in an instrument of record in book 4272, page 832, and the plan of record in book 4175, page 34, Register's Office for Davidson County, Tennessee, showing a 10-foot easement for public utilities and drainage, 2.5 x 25 foot utility anchor easement at the southeast corner of lot; 15-foot building setback line from Ironwood Drive, 30-foot setback line from Jonesboro Drive, and conditions of owners certificate.
>
> This improved property known as 3204 Ironwood Drive, Nashville, Tennessee 37214, formerly known as 3200 Jonesboro Drive, Nashville, Tennessee 37214.

76447

IDENTIF. TREFERENCE

OCT 25 9 58 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $ 0.00
[
[John C. Shuford
[Affiant
[Subscribed and sworn to before me this
[25th day of October, 1989.
[Andrew M. Cate
[Notary Public
[My commission expires: 11-21-92

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 25th day of October, 1989.

Carol E. Shuford
Carol E. Shuford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Andrew M. Cate, a Notary Public in and for said County and state, the within named Carol E. Shuford, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of October, 1989.

Andrew M. Cate
Notary Public
My Commission Expires: 11-21-92