BOOK 8012 PAGE 977

This Instrument prepared by:
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DEC 28 8 01 AM 1989
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 9 2 0 5 3.

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map & Par. #
MICHAEL F. TUNE 1411 Kirkland Avenue Nashville, Tennessee 37216	First Investment Company P. O. Box 749 Columbus, Ohio 43216	15DZ8810 72-7-113

KNOW ALL MEN BY THESE PRESENTS:

That Wanda S. Tune, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed November 1, 1989, in the Probate Court for Davidson County, Tennessee, Docket Number 89D-3912, between
WANDA SUE TUNE, Plaintiff,
vs.
MICHAEL FRANKLIN TUNE, Defendant,
does hereby demise, release and forever quitclaim unto the said Michael F. Tune, his heirs, successors and assigns, all of her title, interests and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennnessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of L. A. Warren's Subdivision, as of record in Book 843, page 102, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michael F. Tune and wife, Wanda S. Tune, by deed from Ronnie Meyer and Opal Linda Meyer, of record in Book 7085, page 291, Register's Office for Davidson County, Tennessee.

AND

A tract of Land in Nashville, Davidson County, Tennessee, being locted in the Southwestern Quadrant of the intersection of Riverside Drive (80') and Kirkland Avenue (50') and being more particulaly described as follows:

Beginning at a point in the Westerly margin of Riverside Drive and the Southerly margin of Kirkland Avenue and being the Northeasterly corner of Lot 4 of the L. A. Warren's Resubdivision of Block "C" R. M. Dudley's Subdivision as evidenced in Book 843, page 102, R.O.D.C., Tennessee. Thence with the Southerly margin of Kirkland Avenue in a Westerly direction a distance of 488.5± to an iron pin being the most Northeasterly corner of Michael F. Tune, Et Ux property as evidenced in Book 7085, page 291, R.O.D.C., Tennessee. Thence in a Southerly direction S 11 deg. 18 min. 08 sec. E a distance of 188.2± to a iron pin in the Northerly line of said tract and the Michael F. Tune, Et Ux property to the true point of Beginning thence:

(continued on opposite side)

IN WITNESS WHEREOF, I have hereunto set my hand on this 30th day of December, 1989.

Wanda S. Tune
WANDA S. TUNE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named WANDA S. TUNE, the Bargainor, with whom I am personally acquainted, and who acknowledged to me that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 20th day of December, 1997.

NOTARY PUBLIC

My Commission expires:

My Commission Expires ...

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810 12/28 0101 ... 6.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

Michael F. Tune
MICHAEL F. TUNE
AFFIANT

Sworn to and subscribed before me this 20th day of December 1997.

Amy M. Wiresett
NOTARY PUBLIC

My Commission expires:

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Continuation of legal description from front page:

1) Severing the lands of Patrick S. Long, Et Ux as evidenced in Book 5545, page 37, R.O.D.C., Tennessee S 11 deg. 18 min. 08 sec. E. a distane of 27.30' to an iron pin thence;

2) S 80 deg. 29 min. 26 sec. W a distance of 50.02' to an iron pin thence;

3) N 11 deg. 18 min. 08 sec. W a ditance of 41.50' to an iron pin in the Southerly line or said Tune tract thence;

4) With said Southerly line, S 83 deg. 48 min. 08 sec. E a distance of 52.43' to the Point of Beginning and containing 1,719.99 square feet or 0.0395 acres.

Being the same property conveyed to Michael F. Tune and wife, Wanda Sue Tune, by Quitclaim Deed from Patrick S. Long and wife, Patti Jo Long, of record in Book 7454, page 316.

This property is subject to a T.V.A. Easement as evidenced in Book 1136, page 167, R.O.D.C., Tennessee.

THE SAID Michael F. Tune hereby assumes, agrees to pay, and agrees to hold Wanda S. Tune harmless from one Deed of Trust, evidenced by a Deed of Trust of record in Book 7085, page 294, Register's Office for Davidson County, Tennessee, in favor of First Investment Company, with an original principal balance of $41,350.00.

This document prepared from information provided by parties.