This Instrument Prepared By:
David W. Garrett, Attorney
ROBERT L. JACKSON & ASSOCIATES
214 Second Avenue North
Suite 103
Nashville, TN 37201

BOOK 8095 PAGE 10

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

AFFIANT

Sworn to and subscribed before me this the 24th day of April, 1990.

NOTARY PUBLIC

My Commission Expires: 11/22/92

21351 IDENTIF. REFERENCE Apr 24 3 03 PM '90

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.:
JAMES J. RUCKER 4427 Saunders Avenue Nashville, TN 37216	The Lomas & Nettleton Co. P.O. Box 660724 Dallas, TX 75266-0724	12DZ-11265 61-2-144

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, MARIE W. RUCKER, now a single person, by these presents do hereby quitclaim and convey unto JAMES J. RUCKER, now a single person, to his heirs, successors and assigns, a fee simple estate, all my right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 117 on the Plan of Gra-Mar Acres, Section 2, as of record in Plat Book 2133, Page 74, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING on the westerly margin of Saunders Avenue at the corner of Lots Nos. 116 and 117; thence with the line between said two lots westwardly 370 feet; thence north 20° 06' west 35 ft; thence north 37° 45' east 191.6 feet to the corner of Lots Nos. 117 and 118; thence with the line between said two lots eastwardly 215.16 feet to the westerly margin of Saunders Avenue; thence with same southwardly 119.48 feet to the beginning.

BEING the same property conveyed to James J. Rucker and wife, Marie W. Rucker, by deed of record in Book 7759, page 148, Register's Office, Davidson County, Tennessee. The said James J. Rucker and Marie W. Rucker having since been divorced by Final Decree in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 89D-4718 on the 23rd day of April, 1990, and this conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement.

THE said Marie W. Rucker and Marie Willi Rucker is one and the same person.

THIS is improved property known as 4427 Saunders Avenue, Nashville, TN 37216.

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

Witness my hand this 24 day of April, 1990.

Marie W Rucker
MARIE W. RUCKER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIE W. RUCKER, the within named bargainor with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of April, 1990.

Jackie E. Davis
NOTARY PUBLIC

My Commission Expires 11-12-90

-116 94/24 1102 03CHECK 6.00