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This instrument prepared by:
Thomas C. Binkley, Esquire
TRABUE, STURDIVANT & DeWITT
25th Floor, Nashville City Center
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel
Walter C. Essary 3419 McGavock Pike Nashville, TN 37217	Lincoln Service Corp. Post Office Box 989 Owensboro, KY 42302-0989	120-09 126 2DA 45560

FOR AND IN CONSIDERATION of the recitals set forth in that certain Final Decree and Martial Dissolution Agreement, entered into between the Grantor and Grantee herein and filed in the Chancery Court for Williamson County, Tennessee on the 24th day of January, 1990, and pursuant to which agreement the Grantee, Walter C. Essary, agrees to assume, pay and discharge, and hold harmless and indemnify the Grantor therefrom, all debts, liens and encumbrances presently affecting the property hereinafter described and conveyed; and in order to abolish the estate by the entireties by direct conveyance from the Grantor to the Grantee; I, Betty S. Essary, do hereby quitclaim and convey unto the said Walter C. Essary, his heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Seven Oaks, Section 3, of record in Book 2083, Page 78, Register's Office for said county, to which reference is made for a more complete description.

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Being the same property conveyed to Walter C. Essary and and Wallace Cartwright, as tenants in common, each owning a one-half interest, by Warranty Deed from James Robert Vaughn and wife, Claudeen E. Vaughn, of record in Book C747, Page 69, Register's Office for Davidson County, Tennessee.

Said property is improved property known as 3419 McGavock Pike, Nashville, Tennessee, 37217.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

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

WITNESS my hand on this 25th day of April, 1990.

Betty S. Essary
BETTY S. ESSARY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Betty S. Essary, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville Tennessee, this 25th day of April, 1990.

Elizabeth A. Tipton
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

My Commission Expires May 8, 1991

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer of property is -0- and no other monetary consideration.

Betty S. Essary
BETTY S. ESSARY

Sworn to and subscribed before me, this 25th day of April, 1990.

Elizabeth A. Tipton
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

My Commission Expires:

My Commission Expires May 8, 1991

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