This Instrument prepared by:
TED F. WALKER
Attorney at Law
2108 Parkway Towers
Nashville, Tennessee 37219
Telephone: 615-244-7706

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map & Par. #
Clarence E. Ferguson 656 Rowan Drive Nashville, Tn. 37207	Sovran Mortgage Co. P.O. Box 121999 Nashville, TN 37212-1999	059-11-0 158.00 13DA 30590

KNOW ALL MEN BY THESE PRESENTS:

That Janell Ferguson, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed June 18, 1990, in the Fourth Circuit Court for Davidson County, Tennessee, Docket Number 90D-1688, between
JANELL FERGUSON, Plaintiff
vs.
CLARENCE EDWARD FERGUSON, Defendant
does hereby demise, release and forever quitclaim unto the said Clarence E. Ferguson, 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:

Being Lot Number 482 on the Plan of Haynes Manor, Section 4, of record in Plat Book 4175 at page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Clarence E. Ferguson and wife, Jannell Ferguson, by deed from Donald C. Battle and wife, Patricia B. Battle, of record in Book 7531, page 610, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any taxes for the year 1988 and subsequent years, easements and restrictive covenants of record.

THE SAID Janell Ferguson hereby states that her name is incorrectly spelled on the Warranty Deed of record in Book 7531, page 610, but that she was the wife of Clarence E. Ferguson at the time of the initial conveyance, and further states that Janell Ferguson and Jannell Ferguson are one and the same person.

THE SAID Clarence E. Ferguson hereby assumes, agrees to pay and agrees to hold Janell Ferguson harmless from one Deed of Trust Note in favor of Tennessee Housing & Development Agency %Atlantic Coast Mortgage Company, said note evidenced by a Deed of Trust of record in Book 7531, page 613, Register's Office for Davidson County, Tennessee, with an original principal balance of $56,700.00.

1963 08/21 0101 01CASH 6-00

21 IN WITNESS WHEREOF, I have hereunto set my hand on this day of August, 1990.

Janell Ferguson
JANELL FERGUSON

5 1 09

Aug 21 11 14 AM '90

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named JANELL FERGUSON, 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 21st day of August, 1990.

Connie E Calvert
NOTARY PUBLIC

My Commission expires:

3/8/92

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STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

Clarence E Ferguson
CLARENCE E. FERGUSON

AFFIANT

Sworn to and subscribed before me this 21st day of August, 1990.

Connie E Calvert
NOTARY PUBLIC

My Commission expires:
3/8/92

This instrument prepared from information provided by parties.