This instrument prepared by:
Thomas C. Binkley, Esquire
TRABUE, STURDIVANT & DEWITT
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

BOOK 8196 PAGE 870

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel No.
Maria Denise Hines 215 Melmack Drive Antioch, TN 37013	Mortgage Corporation of the South 2119 6th Ave. North Birmingham, AL 35202	148-06-0 060.0

FOR AND IN CONSIDERATION of the recitals set forth in taht certain Final Decree and Marital Dissolution Agreement, entered into between the Grantor and Grantee herein and filed in the Probate Court for Davidson County, Tennessee on the 17th day of September, 1990, and pursuant to which agreement the Grantee, Maria Denise Hines, 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, Lee Ellis Hines, do hereby quitclaim and convey unto the said Maria Denise Hines, her heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land:

93-7 09/17 0101 01CASH 6.00

Lane in Davidson County, Tennessee, being Lot No. 58 on the Plan of Murray Heights of record in Book 2663, Page 37, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Lee E. Hines and wife, Maria D. Hines, by deed from Morris A. Phelps et ux Cyndy S. Phelps, of record in Book 7242, Page 215, Register's Office for Davidson County, Tennessee.

This is improved property known as 215 Melmack Drive, Nashville, Tennessee 37013.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13 day of September, 1990.

Lee Ellis Hines

STATE OF TENNESSEE)
)
COUNTY OF Coffee)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Lee Ellis Hines, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tullahoma, Tennessee, this 13 day of Sept, 1990.

Notary Public

My Commission Expires: 7-11-93

STATE OF TENNESSEE)
)
COUNTY OF Coffee)

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

Lee Ellis Hines

Sworn to and subscribed before me this 13 day of Sept., 1990.

Notary Public

My Commission Expires: 7-11-93

FILED FOR RECORD
Sep 17 9 11 AM '90
TENNESSEE REAL ESTATE TRANSFER TAX PAID

57642

7:TCB0913901.D