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

BOOK 8203 PAGE 565

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map & Par. #
Ronald P. Jones 4810-A Torbay Drive Nashville, Tn. 37211	National Mortgage Company 4041 Knight Arnold Road Memphis, Tn. 38118	147-4-51 05DU04816

Mail

KNOW ALL MEN BY THESE PRESENTS:

That Patsy Faye James, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed August 22, 1990, in the Probate Court for Davidson County, Tennessee, Docket Number 90D-2577, between
RONALD PERRY JAMES, Plaintiff
vs.
PATSY FAYE JAMES, Defendant
does hereby demise, release and forever quitclaim unto the said Ronald P. James, 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. 95-A on the plan of Zone Lot Division Lot 95, Beverly Height, Section Two, of record in Book 6250, page 842, Register's Office for Davidson County, Tennessee.

SAID Lot No. 95-A fronts 52.70 feet on the northeasterly margin of Torbay Drive and extends back 243.23 feet on the northwesterly line and 272.15 feet on the southeasterly line to a dead line in the rear measuring 92.0 feet thereon.

BEING the same property conveyed to Ronald P. James and wife, Patsy Faye James, by deed from Walter Ryan Unger (wife Sharon Unger joining in the conveyance for the purpose of conveying any marital interest she may have in subject property) of record in Book 7340, page 397, Register's Office for Davidson County, Tennessee.

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

THE SAID Ronald P. James hereby assumes, agrees to pay, and agrees to hold Patsy Faye James harmless from the Deed of Trust Note in favor of National Mortgage Company with an original principal balance of $49,305.00 on March 16, 1986, and evidenced by a Deed of Trust of record in Book 6805, page 340, the unpaid balance of said note being assumed by Ronald P. James and Patsy Faye James at the time of purchase of subject property.

IN WITNESS WHEREOF, I have hereunto set my hand on this 9th day of September, 1990.

Patsy Faye James
PATSY FAYE JAMES

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named PATSY FAYE JAMES, 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 9TH day of September, 1990.

Charlotte James
NOTARY PUBLIC

My Commission expires:

03-27-93

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration on this transfer is $0.

Ronald P. James
RONALD P. JAMES
AFFIANT

Sworn to and subscribed before me this 9TH day of September, 1990.

Charlotte James
NOTARY PUBLIC

My Commission expires:

03-27-93

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SEP 26 12 47 PM '90

This instrument prepared from information provided by parties.

6-00