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

BOOK 8256 PAGE 891

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map & Par. #
Barbara S. Staggs 236 Manatee Court Antioch, Tennessee 37013	Chemical Mortgage Company P O Box 06333 Columbus, Ohio 43206	149-09-0 099.00

Paid

KNOW ALL MEN BY THESE PRESENTS:

That Samuel D. Staggs, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed December 5, 1990 in the Probate Court for Davidson County, Tennessee, Docket Number 90D-3954, between
BARBARA SUE STAGGS, Plaintiff
vs.
SAMUEL DOUGLAS STAGGS, Defendant
does hereby demise, release and forever quitclaim unto the said Barbara S. Staggs, her heirs, successors and assigns, all of his 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. 32 on the Plan of Barclay Square, of record in Plat Book 4460, page 141, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Samuel D. Staggs and wife, Barbara S. Staggs, by deed from Timothy J. Mingacci, unmarried, of record in Book 8159, page 685, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

The said Barbara S. Staggs hereby assumes, agrees to pay, and agrees to hold Samuel D. Staggs harmless from a certain Deed of Trust securing payment of a note to Atlantic Coast Mortgage of record in Book 7308, page 742 and re-recorded in Book 7344, page 648, and assigned to Chemical Mortgage Company, said Register's Office, with an unpaid principal balance at the time it was assumed by Samuel D. and Barbara S. Staggs of $56,285.59.

Barbara S. Staggs further assumes the obligation of Timothy J. Mingacci and/or original mortgagor under the terms of any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of repayment arising from the guaranty or insurance of the indebtedness.

IN WITNESS WHEREOF, I have hereunto set my hand on this 4 day of Dec, 1990.

Samuel D. Staggs
SAMUEL D. STAGGS

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named SAMUEL D. STAGGS, the Bargainor, with whom I am personally acquainted, and who acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 4 day of Dec, 1990.

Ronald J. Haug
NOTARY PUBLIC

My Commission expires:
4-26-94

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STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

Barbara S. Staggs
BARBARA S. STAGGS
AFFIANT

Sworn to and subscribed before me this 4 day of Dec, 1990.

Ronald J. Haug
NOTARY PUBLIC

My Commission expires:
4-26-94

IDENTIF. REFERENCE 79318

DEC 13 11 13 AM '90
FELIX Z. WINCHESTER
DAVIDSON COUNTY TN.

9037 12/13/90 01:01 01CASH 6.00

This instrument prepared from information provided by parties.