THIS INSTRUMENT PREPARED BY:
JAMES W. PRICE, JR.
SUITE 1230
FIRST AMERICAN CENTER
NASHVILLE, TN 37238-1230
TEL: 615/244-5772
FROM INFORMATION SUPPLIED BY THE PARTIES

BOOK 8270 PAGE 644

ADDRESS NEW OWNER AS FOLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Thomas A. Luipersbeck 3851 Bonnacreek Drive Hermitage, TN 37076	Same	Map 7513 Parcel 118

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater for this transfer, is None.

SWORN to and subscribed before me this 4 day of ~~August~~ Oct, 1990.

Thomas A. Luipersbeck
Affiant

Notary Public

Commission Expires: 10-9-91

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the dissolution of marriage and division of the parties' property and for no monetary consideration, I, Nancy J. Luipersbeck, grantor, by these presents do hereby quitclaim and convey unto Thomas A. Luipersbeck, his successors and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 295 on the plan of Hermitage Hills Section Three, of record in Book 2900, page 97, Register's Office for said County.
>
> SAID lot No. 295, which is a corner lot, fronts 120.0 feet on the southeasterly margin of Bonnacreek Drive and fronts 60.0 feet on the northeasterly margin of Bonnabrook Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 103.2 feet on the northeasterly line and 149.8 feet on the southeasterly line to a point of intersection.
>
> BEING the same property conveyed to Thomas A. Luipersbeck and wife, Nancy J. Luipersbeck by deed of record in Book 7965, page 942, Register's Office for Davidson County, Tennessee.

This is improved property known as 3851 Bonnacreek Drive, Hermitage, Tennessee 37076.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. As part of the purchase price of the above described premises, the grantee hereby expressly assumes and agrees to pay an existing mortgage evidenced by one certain trust deed dated the 20th day of October, 1989, and appearing of record in Book 7965, page 942, Register's Office for Davidson County, Tennessee, and note of even date thereby secured in the original amount of Seventy-Nine Thousand, Three Hundred Eighty-Six Dollars ($79,386), payable to National Mortgage Company.

The grantee further hereby assumes the obligation of Nancy J. Luipersbeck under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand this the 2nd day of ~~August~~ Oct., 1990.

NANCY J. LUIPERSBECK, GRANTOR

THOMAS A. LUIPERSBECK, GRANTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, Nancy J. Luipersbeck, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of October, 1990.

Notary Public

My Commission Expires:

10-9-91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, Thomas A. Luipersbeck, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

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Notary Public

My Commission Expires:

10-9-91

84001

IDENTIF. ✓REFERENCE

JAN 7 | 20 PM '91

FELIX Z. NELSON REGISTER
DAVIDSON COUNTY TN.

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