This instrument prepared by: Robert A. Anderson
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

QUIT CLAIM DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
James B. Holt	Atlantic Coast Mortgage Co.	61-15
1136 Ardee Avenue	3975 University Drive	#113
Nashville, TN 37216	Fairfax, VA 22030	

For and in consideration of the sum of Ten and 00/100-------
----------($10.00)----------DOLLARS and other good and valuable consideration, receipt of which is hereby acknowledged, Ladonna Fay Copeland Holt, hereinafter referred to as Grantor, by these presents, does hereby quitclaim and convey unto James B. Holt his successors, heirs and assigns, all her right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 of Block "B" on the Map of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for said County.

Said Lot fronts 60 feet on the south side of Ardee Avenue and runs back between parallel lines, 140 feet to a dead line.

Being the same property conveyed to James B. Holt and Wife, Ladonna F. Holt, by deed from W. Blakey Bradley, David W. Bradley and Robert H. Bradley of record in Book 7361, page 544, Register's Office for Davidson County, Tennessee. Ladonna Fay Copeland Holt and Ladonna F. Holt are one and the same person.

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

This is improved property known as 1136 Ardee Avenue, Nashville, Tennessee 37216.

Witness my hand this 7th day of Dec, 1991.

5994 02/12 0101 03CHECK 6.00

Ladonna Fay Copeland Holt

92109

IDENTIF. TREFERENCE

FEB 12 11 00 AM '91

FELIX Z. DAVIDSON COUNTY TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is the Marital Dissolution Agreement and -0- Dollars.

Ladonna F. Holt
Affiant

Subscribed and sworn to before me, this the 7th day of June, 1994.

Helen F. Hill
NOTARY PUBLIC

My Commission Expires:
9-24-94

HELEN F. HILL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 Ladonna Fay Copeland Holt, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of June, 1994.

Helen F. Hill
Notary Public

HELEN F. HILL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: [illegible] 9/24/94