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This Instrument Prepared By:
Jimmy A. Duncan, Attorney at Law
4904 Charlotte Avenue
Nashville, Tennessee 37209

ADDRESS OF NEW OWNER:	SEND TAX BILLS:	MAP-PARCEL:
Timothy D. Luna 6518 Marauder Drive Nashville, Tn. 37209	Atlantic Coast Mortgage Company 12700 Fair Lakes Cr. Suite 400 Fairfax, Va. 22033	102-3-99 08DA-34352

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the satisfaction of certain of the terms of a divorce settlement between Grantor and Grantee, and for no monetary consideration, but for other good and valuable considerations, the receipt of which is hereby acknowledged, I, LYNN T. LUNA, hereinafter called the Grantor, have bargained and sold, and by these presents do quitclaim and convey unto TIMOTHY D. LUNA, hereinafter called the Grantee, his heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 1339, on the Plan of Charlotte Park, Section 18, of record in Book 3600, pages 51 and 52, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 1339 fronts 79.00 feet on the easterly margin of Marauder Drive and extends back 156.2 feet on the northerly line and 158.4 feet on the southerly line to a dead line in the rear, measuring 64.4 feet thereon.
>
> BEING the same property conveyed to Timothy D. Luna and wife, Lynn T. Luna, by deed from Michael M. Catalano and Rita D. Catalano, of record in Book 7950 on Page 888, Register's Office for Davidson County, Tennessee.
>
> Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is improved property known as 6518 Marauder Drive, Nashville, Tennessee 37209.

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

6.4292

TENNESSEE REFERENCE
Nov 25 8 49 AM '91

Witness my hand this the 4th day of October, 1991.

Lynn T. Luna

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named LYNN T. LUNA, 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 Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this the 4th day of October, 1991.

Notary Public

My Commission Expires: 10-9-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is -0-.

Affiant

Subscribed and sworn to before me this 18th day of September, 1991.

Notary Public

My Commission Expires: 10-9-91