QUITCLAIM DEED

Address New Owner As Follows:
Barbara J. Johnson
3014 Boulder Park Drive
Nashville, TN 37214

SEND TAX BILL TO:
National Mortgage Co.
4041 Knight Arnold Road
Memphis, TN 38118

Map-Parcel
96-14 247

THIS INSTRUMENT PREPARED BY:
JAMES E. KIRBY, Attorney
SMITH, FARRAR, BEASLEY & CREAMER
2214 Metrocenter Blvd.; S-128
P. O. Box 80325
Nashville, Tennessee 37208

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $--0--.

Barbara J Johnson
Affiant

Subscribed and sworn to before me, this the 6th day of February, 1992.

Greta V Krantz
Notary Public

My Commission Expires:
11-21-92

PURSUANT TO AN ACTION FOR DIVORCE AND IN SETTLEMENT OF PROPERTY RIGHTS BETWEEN THE PARTIES (and no monetary consideration) and for the express purpose of creating an estate in fee simple, I, Donald E. Johnson, by these presents do hereby quitclaim and convey unto Barbara J. Johnson and her heirs, successors, and assigns, the following described tract or parcel of land which is situated, lying and being in the County of Davidson, State of Tennessee, and described as follows, to wit:

Being Lot No. 227, on the Plan of Hickory Bend Subdivision, Section 4 of record in Plat Book 4175, Page 34, Register's Office of Davidson County, Tennessee.

Said Lot No. 227 fronts 70.0 feet on westerly side of Boulder Park Drive and runs back 119.6 feet on the northerly line to a witness line, and on 30 feet, more or less, to the center of McCrory Creek, and runs back 115.8 feet on the southerly line to a witness line, and on 20 feet, more or less to the center of McCrory Creek, measuring 71.10 feet on the said witness line, and measuring 71 feet, more or less along the center line of McCrory Creek according to survey dated October 2, 1980, by Larry L. Campbell, Registered Land Surveyor Tennessee No. 665.

The conveyance is made subject to the following:

1. Restrictions of record in Deed Book 4272, Page 832, and Deed Book 4367, Page 805, Register's Office of Davidson County Tennessee.

2. Survey and recorded plat show a 30-foot minimum building setback line which has been violated by a porch.

3. Survey shows a drainage and utility easement across rear of property.

Being the same property conveyed to Donald E. Johnson and

wife, Barbara J. Johnson by Special Warranty Deed from the Secretary of Veterans Affairs, an Officer of the United States of America of record in Book 8013, Page 637 of the Register's Office of Davidson County, Tennessee.

This is improved property known as 3014 Boulder Park Drive, Nashville, Tennessee 37214.

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

IN WITNESS WHEREOF I have hereunto set my hand on this the 6th day of February, 1992.

Donald E. Johnson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, DONALD E. JOHNSON, a Notary Public in and for said County and State, the within named, Donald E. Johnson, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of February, 1992.

Notary Public

My Commission Expires:

11-21-92

GRETA KRANTZ NOTARY PUBLIC

87563

IDENTIFICATION

FEB 27 4 14 PM '92

PICK-UP

5049 02/27 0101 03CHECK 6.00