This Instrument Prepared by:
ROBERT L. JACKSON
ROBERT L. JACKSON & ASSOCIATES
214 Second Avenue, North, Suite 103
Nashville, TN 37201

BOOK 8515 PAGE 544

7.4 2.7: 1.

IDENTIFICATION REFERENCE:

DEC 16 2 03 PM '92

JAMES Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

John Michael Gruca
AFFIANT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 7th day of December, 1992.

Elaine L. Dyer
NOTARY PUBLIC

My Commission Expires: 8-21-94

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Gayle S. Gruca 408 Arlington Place Nashville, TN 37221	Sears Mortgage Corporation 2500 Lake Cook Road Riverwoods, IL 60015	Map 142-16-B Parcel 31 F.B. #9D80718

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **JOHN M. GRUCA**, by these presents do hereby quitclaim and convey unto **GAYLE S. GRUCA**, to her heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, as follows:

BEING Lot No. 31 on the Plan of Arlington Green Phase 1, as of record in Plat Book 6900, page 399 amended in Book 7517, page 281, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to John M. Gruca and wife, Gayle S. Gruca, by deed from The Zeitlin Group, A Joint Venture composed of Martin Construction Company, a Tennessee corporation and Jeffrey Construction Company, a Tennessee corporation, of record in Book 8616, Page 478, Register's Office for Davidson County, Tennessee. The said John M. Gruca and Gayle S. Gruca having since been divorced by Final Decree of Divorce on the _____ day December, 1992, in the Second Circuit Court for Davidson County, Tennessee, Docket No. 92D-3079, and this conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement.

THIS is improved property known as 408 Arlington Place, Nashville, Tennessee 37221.

THE said John M. Gruca and John Michael Gruca, is one and the same person.

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

Witness my hand this 7 day of December, 1992.

JOHN M. GRUCA

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN M. GRUCA, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of December, 1992.

NOTARY PUBLIC

My Commission Expires: 2-26-94

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