This instrument prepared by:
JOHN AARON HOLT, ESQ.
JACOBS, HOLT & MASTEN
311 White Bridge Road
Nashville, TN 37209
(615) 353-0930

QUITCLAIM DEED

BOOK 8817 PAGE 661

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
CHARLOTTE JAMES	SAME	08DA33428
(NAME)	(NAME)	
613 River Rouge		090-15-0-013.00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, RICKY L. JAMES

by these presents do hereby quitclaim and convey unto CHARLOTTE JAMES

her successors and assigns, all his right, title and interest in and to the following described tract of land:

(- PLEASE SEE ATTACHED DESCRIPTION -)

7.50004.

IDENTIFICATION REFERENCE

Dec 18 9 37 AM '92

DAVIDSON COUNTY, TN

3156 12/18 0101 03CHECK 12.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1

Subscribed and sworn to before me, this the 18th day of December, 19 92

Affiant CHARLOTTE JAMES

My commission expires: 11 27 93

(Affix Seal) Notary Public

NOTARY PUBLIC

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

Witness my hand this 18th day of December, 1992, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ricky L James

RICKY L. JAMES

[redacted]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named, RICKY L. JAMES the Bargainor(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of December, 1992.

Christy B. Buckham
Notary Public

My commission expires: 11-27-93

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named, _____, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____
Notary Public

My commission expires: _____

QUITCLAIM DEED

AND

Tcor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290

ATTACHMENT TO QUITCLAIM DEED -
RICKY L. JAMES TO CHARLOTTE JAMES

DESCRIPTION:

Land in Davidson County, Tennessee, being Lot No. 648 on the plan of Charlotte Park, Section Ten, of record in Book 2900, Page 78, Registers' Office for said County.

Said Lot No. 648, which is a corner lot, fronts 46.8 feet on the westerly margin of River Rouge Drive and fronts 120.4 feet on the southerly margin of Sunliner Drive, said frontages being joined by a curve having a length of 29.5 feet, and extends back 127.3 feet on the southerly line and 104.5 feet on the broken westerly line to a point of intersection.

Being the same property conveyed to RICKY L. JAMES and CHARLOTTE A. STEWART by deed from MILDRED L. EDWARDS and Husband DAVID E. EDWARDS of record in Book 6999, Page 862, Register's Office for Davidson County, Tennessee.

This is to certify that CHARLOTTE A. STEWART and CHARLOTTE JAMES is one and the same person.

This conveyance is made subject to restrictive covenants of record in Book 3033, page 638, said Register's Office and to the matters set forth in the above referenced plan of record.

Also conveyed herewith is a permanent license on the property of grantor known as Lot 649, Charlotte Park, Section Ten, Register's Office for Davidson County, Tennessee, for the grantee to maintain the present location of the driveway serving the property conveyed herein; provided, however that if the existing driveway is further improved or re-located that grantee agrees to move it to the property herein conveyed and further provided that the license herein granted is non-exclusive.

This conveyance is made in accordance with the provisions of a Marital Dissolution Agreement entered into and subsequent Final Decree entered in a divorce case between these parties in the Fourth Circuit Court for Davidson County, Tennessee, Case No. 92D-3620.