52349

IDENTIFICATION REFERENCE

93 AUG 16 AM 11:08

DAVIDSON COUNTY, TN.

Map
Par. #

This Instrument prepared by:
TED F. WALKER
Attorney at Law
2108 Parkway Towers
Nashville, Tennessee 37219
Telephone: 615-244-7706

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:
Willie M. Tipler 201 Flint Ridge Court Whites Creek, TN 37189	Trans Financial Bank P.O. Box 1718 Tullahoma, tN 37388-1718

mail

KNOW ALL MEN BY THESE PRESENTS:

That James H. Tipler, Jr., for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed June 28, 1993, in the Second Circuit Court for Davidson County, Docket Number 93D-2398, between
WILLIE MAE TIPLER, Plaintiff
vs.
JAMES HENRY TIPLER, JR., Defendant
does hereby demise, release and forever quitclaim unto the said Willie M. Tipler, her heirs, successors and assigns, all of his title, interests and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee Lot No. 40 on the Plan of Deer Meadows, Phase II, of record in Book 6250, page 290, Register's Office for said County.

Said Lot No. 40, which is a corner lot, fronts 95.55 feet on the southerly margin of Flint Ridge Drive and fronts 74.85 feet on the easterly margin of Flint Ridge Court, said frontages being joined by a curve having a length of 36.74 feet, and extends back 99.29 feet on the easterly line and 119.32 feet on the southerly line to a point of intersection.

Being the same property conveyed to James H. Tipler and wife, Willie M. Tipler, by deed from Jack F. Kemp, of record in Book 8070 page 660, Register's Office for Davidson County, Tennessee.

The said Willie M. Tipler hereby assumes, agrees to pay, and agrees to hold James H. Tipler, Jr. harmless from one Deed of Trust Note in favor of First Federal Savings Bank of Tennessee, said note bearing an original unpaid principal balance of $74,600.00. Note is evidenced by a Deed of Trust of record in Book 8070, page 662, Register's Office for Davidson County, Tennessee. The mortgage was subsequently assigned to Trans Financial Bank, to whom payment shall now be made by Willie M. Tipler.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.
This is improved property known as: 201 Flint Ridge Court, Whites Creek, Tennessee, 37189
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 8 day of November, 1993.

JAMES H. TIPLER, JR.

NOTARY PUBLIC
COLONEL B. SHAW
LARGE
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named JAMES H. TIPLER, JR., the Bargainor, with whom I am personally acquainted, and who acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Tennessee, this 8 day of July, 1993.

NOTARY PUBLIC

My Commission expires:
4-4-1994

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STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

Willie Mae Tipler
WILLIE M. TIPLER
AFFIANT

Sworn to and subscribed before me this 21st day of July, 1993.

Elaine Davis
NOTARY PUBLIC
My Commission expires:
NOTARY PUBLIC AT LARGE 3-94

This instrument prepared from information provided by parties.

0060 08/16 0101 03CHECK 8.00