This instrument prepared by:
Robinson & Robinson
430 Third Avenue, North, Suite 301
Nashville, TN 37201

94 MAR -1 PM 3:16
DAVIDSON COUNTY REGISTER

22559

QUITCLAIM DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NOS.:
Mark D. Sullivan	Atlantic Coast Mortgage Co.	Map 71
6125 Clarksville Pike	3972 University Drive	Parcel 292
Joelton, TN 37080	Fairfax, VA 22030	

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, ANITA M. SULLIVAN, by these presents does hereby quitclaim and convey unto MARK DWAYNE SULLIVAN his successors and assigns, all of her right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 12 of Morgan Estates, Section Two, as of record in Book 5200, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to W. C. Allen & Associates, Inc. by deed from W. C. Allen and wife, Irene N. Allen, of record in Book 6834, Page 829, Register's Office for Davidson County, Tennessee.

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Being the same property conveyed to Mark D. Sullivan and Anita M. Sullivan by deed from W. C. Allen & Associates, Inc. of record in Deed Book 8526, Page 506, Register's Office for Davidson County, Tennessee.

This conveyance is pursuant to a final decree of divorce by the Circuit Court for Davidson County, Tennessee, Docket No. 93D-3256, styled Mark Dwayne Sullivan vs. Anita May Sullivan.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $ NONE.
Subscribed and sworn to before me on this 23rd day of Feb., 1994.

Anita M. Sullivan
Affiant

H. William Scott III
Notary Public

My Commission Expires:
3/31/96

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.
Witness my hand this 23rd day of Feb., 1994.

Anita M. Sullivan
ANITA M. SULLIVAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
Personally appeared before me H. William Scott III, a Notary Public in and for said County and State, the within named ANITA M. SULLIVAN, the within named 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 instrument for the purposes herein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 23rd day of Feb., 1994.

H. William Scott III
Notary Public

My Commission Expires:
3/31/96