THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
Bank of Goodlettsville, Suite 201
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

BOOK 9281 PAGE 802

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PAR.
John K. Bailey 2412 Brittany Drive Nashville, TN 37206	Same	Map/Par. 08311 0191 Fld. Bk.#15DA60127

THIS QUITCLAIM DEED, made and entered into on the day and date last written below, by and between LANA C. BAILEY, hereinafter referred to as the "GRANTOR", and JOHN K. BAILEY, hereinafter referred to as the "GRANTEE";

94 MAR 17 AM 11:1
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 28866

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, LANA C. BAILEY, the GRANTOR, has this day bargained, sold and quitclaimed unto JOHN K. BAILEY, the GRANTEE, his heirs and assigns, all of the GRANTOR's right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 304 of Section 4, Fortland Park Subdivision, as of record in Book 5200, page 777, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.
>
> BEING the same property conveyed to John K. Bailey and wife, Lana C. Bailey, by deed from Robert W. Slate, filed for record in Book 8434, page 928, Register's Office for Davidson County, Tennessee.

This is improved property located at 2412 Brittany Drive, Nashville, Tennessee 37206.

By his signature hereto, the GRANTEE agrees to assume the balance of the present existing mortgage in favor of National Mortgage Co. with a present approximate balance of $69,287.34, payable in monthly installments in the amount of $725.00 each, to pay the said mortgage payments in a timely manner and to abide by all of the terms, conditions and provisions of the said mortgage; and, the GRANTEE agrees that he will indemnify and hold harmless the GRANTOR, her heirs or personal representatives, from any cost, expense or judgment relating to any manner to the said mortgage loan, including the GRANTOR's reasonable attorney's fees, court costs and other litigation expenses.

This Deed is made pursuant to the provisions of a Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, on February 16, 1994, in the case of *John Kenneth Bailey v. Lana Cherie Crowell Bailey*, Case No. 93D-4447.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may

affect the premises.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on the day and date acknowledged below.

"GRANTOR"

Lana C. Bailey
LANA C. BAILEY

"GRANTEE"

John K. Bailey
JOHN K. BAILEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LANA C. BAILEY, 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 therein contained.

WITNESS my hand and official seal this the 1st day of March, 1994.

NOTARY PUBLIC

JANE PHILLIPS NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires:_____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared JOHN K. BAILEY, 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 office on this the 16th day of Mar., 1994.

Adair Davidson
NOTARY PUBLIC

ADAIR DAVIDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

My commission expires: 2-3-98

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

John K. Bailey
AFFIANT

Sworn to and subscribed before me this the 16th day of Mar., 1994.

Adair Davidson
NOTARY PUBLIC

ADAIR DAVIDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

My Commission Expires: 2-3-98

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