BOOK 9339 PAGE 440

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

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

Robert Todd Jackson
AFFIANT

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 18th day of April, 1994.

Sarah Schmidt
NOTARY PUBLIC

My Commission Expires: 9/23/96

94 MAY -9 PM 3:50

FILED
DAVIDSON COUNTY, TN.

48229
IDENTIFICATION REFERENCE

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.**
Louisa L. Avery 7020 Northridge Drive Nashville, TN 37221	GMAC Mortgage Corporation of PA 8360 Old York Road Elkins Park, PA 19117-1570	142-13-A-018

4068 05/09 0101 01CASH 8.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **ERIC H. AVERY**, now a single person, by these presents do hereby quitclaim and convey unto **LOUISA L. AVERY**, now a single person, 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, being Lot No. 18 on the plan of Riverside, Resubdivision of Lots 17, 18 & 19, of record in Book 6050, page 385, Register's Office for said County.

SAID Lot No. 18 fronts 62.00 feet on the southerly margin of Northridge Drive and extends back between parallel lines 145.00 feet to a dead line.

BEING the same property conveyed to Eric H. Avery and spouse, Louisa L. Avery, by deed from John B. Benitez and wife, Linda G. Allison of record in Book 8591, Page 943, Register's Office for Davidson County, Tennessee.

The said Eric H. Avery and Louisa L. Avery having since been divorced by Final Decree of Divorce on the 29th day November, 1993, in the Second Circuit Court for Davidson County, Tennessee, Docket No. 93D-2714, 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 7020 Northridge Drive, Nashville, Tennessee 37221.

THE said Eric H. Avery and Eric Halverson Avery is one and the same person.

THE said Louisa L. Avery and Louisa Lippincott Avery 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 8th day of ~~March~~ April, 1994.

ERIC H. AVERY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC H. AVERY, 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 8th day of ~~March~~ April, 1994.

NOTARY PUBLIC

My Commission Expires: 3/26/96