BOOK 9615 PG 196

This Instrument prepared by:
TED F. WALKER
Attorney at Law
1820 Parkway Towers
Nashville, Tennessee 37219
Telephone: 615-244-7707

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map & Par. #
Walter Darnell Austin 315 Port Drive Madison, TN 3715	Same	42-14-29

KNOW ALL MEN BY THESE PRESENTS:

That Stephanie Lynn Austin, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed February 3, 1995, in the Second Circuit Court for Davidson County, Docket Number 95D-398, between
STEPHANIE LYNN AUSTIN, Plaintiff
vs.
WALTER DARNELL AUSTIN, Defendant
does hereby demise, release and forever quitclaim unto the said Walter Darnell Austin, his heirs, successors and assigns, all of her 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, being Lot No. 119 on the Plan of Sherry Heights, Section III, which is of record in Book 2331, pages 126 and 127, 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 Walter Darnell Austin and wife, Stephanie Lynn Austin, by deed from Edward Michael Walker and wife, Carol Ann Walker, of record in Book 9140, page 360, Register's Office for Davidson County, Tennessee.
The said Walter Darnell Austin hereby assumes, agrees to pay, and agrees to hold Stephanie Lynn Austin harmless from one Deed of Trust Note in favor of Mortgage Service America Company, said note bearing an original unpaid principal balance of $87,550.00. Note is evidenced by a Deed of Trust of record in Book 9140, page 363, Register's Office for Davidson County, Tennessee. The mortgage was subsequently assigned to Countrywide Funding Corp., P.O. Box 660694, Dallas, TX 75266-0694, to whom payment shall now be made by Walter Darnell Austin.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.
This is improved property known as: 315 Port Drive, Madison, TN 37115.
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 31st day of March, 1995.

Stephanie Lynn Austin
STEPHANIE LYNN AUSTIN

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STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named STEPHANIE LYNN AUSTIN, the Bargainor, with whom I am personally acquainted, and who acknowledged to me that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 3rd day of March, 1995.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY ADRAIN F. BROWN

My Commission expires:
7/25/98

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STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration on this transfer is $0.

WALTER DARNELL AUSTIN
AFFIANT

Sworn to and subscribed before
me this _____ day of _____, 1995.

NOTARY PUBLIC

My Commission expires:

40774
IDENTIF. ↑ REFERENCE

95 MAR -9 PM 3:28
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

This instrument prepared from information provided by parties.

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