This Instrument Was Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

BK 9645 PG 276

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Kenneth W. Larkins 1620 Rachels Retreat Cr. Hermitage, TN 37076	Same	Map 86-4, Parcel 20

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and in accordance with the Marital Dissolution Agreement by and between Kenneth Wayne Larkins and Traci Anne Larkins on file with the Circuit Court for Williamson County, Tennessee, Docket No. 95111and no other consideration, I, **TRACI A. LARKINS,** Grantor, by these presents hereby quitclaim and convey unto **KENNETH W. LARKINS**, Grantee, and his heirs and assigns, the following described tract or parcel of land, to wit:

LAND in Davidson County, Tennessee, being Lot No. 171 on the Final P.U.D. plan of Phase I, Rachel's Retreat of record in Book 5200, Page 516, said Register's Office.

Said Lot No. 171 fronts 70.0 feet on the southerly margin of Rachel's Retreat Circle and extends back 155.9 feet on the westerly line and 150.0 feet on the easterly line to a dead line in the rear measuring 122.26 feet thereon.

Being the same property conveyed to Kenneth W. Larkins and wife, Traci A. Larkins, by deed from Peter W. Gale and wife, Karen McNutt Gale, of record in Book 8098, page 784, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1620 Rachels Retreat Circle, Hermitage, Davidson County, Tennessee 37076.

Grantee herein, in accordance with said Martial Dissolution Agreement referenced above, assumes and agrees to pay the indebtedness evidenced by that certain Note and Deed of Trust made by Kenneth W. Larkins and wife, Traci A. Larkins, to Tennessee Mortgage Professionals, said Deed of Trust having been recorded in Book 9328, page 87, Register's Office for Davidson County, Tennessee.

By signature below, Grantee acknowledges his assumption of liability for the mortgage obligation.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and/or all instruments of record in the Register's Office of this county affecting this property.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand on this the 11th day of April, 1995.

Traci A. Larkins
TRACI A. LARKINS

Kenneth W. Larkins
KENNETH W. LARKINS

51397
IDENTIFICATION REFERENCE

95 APR 13 PM 4:21
REGISTER
DAVIDSON CO. TN

52697-1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Michelle Peterson, a Notary Public of said county, Traci A. Larkins, the within named bargainor, with whom I am personally acquainted, (or who was 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, at office, this 11 day of April, 1995.

NOTARY PUBLIC

My Commission Expires:

2.11.98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debbie L. Sloan, a Notary Public of said county, Kenneth W. Larkins, the within named bargainor, with whom I am personally acquainted, (or who was 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, at office, this 12 day of April, 1995.

NOTARY PUBLIC

My Commission Expires:

9-26-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The conveyance herein is by quitclaim and therefore the amount of tax due is controlled by T.C.A. § 67-4-409(a)(4). The actual consideration for this transfer is $10.00.

AFFIANT

Subscribed and sworn to before me this 12 day of April, 1995.

NOTARY PUBLIC

My Commission Expires:

9-26-98