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. #
Deborah Nardick 2003 Warden Nashville, TN 37216	Same	73-5 61

KNOW ALL MEN BY THESE PRESENTS:

That Francis Nardick, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed March 20, 1995, in the Second Circuit Court for Davidson County, Docket Number 95D-906, between
DEBRA JOYCE NARDICK, Plaintiff
vs.
FRANCIS JAMES NARDICK, Defendant
does hereby demise, release and forever quitclaim unto the said Deborah Nardick, her heirs, successors and assigns, all of his 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. 48, on the Plan of VIRGINIA MANOR, as of record in Book 1835, page 22, Register's Office for said County.
SAID Lot No. 48 fronts 67 feet on the northeasterly side of Warden Drive and runs back between parallel lines 200 feet to a dead line.
BEING the same property conveyed to Francis Nardick and wife, Deborah Nardick, by deed from Lindsey N. Smith and wife, Lola M. Smith, of record in Book 8695, page 958, Register's Office for Davidson County, Tennessee.
The said Deborah Nardick hereby assumes, agrees to pay, and agrees to hold Francis Nardick harmless from one Deed of Trust Note in favor of Wachovia Mortgage Company, said note bearing an original unpaid principal balance of $59,685.00. Note is evidenced by a Deed of Trust of record in Book 7228, page 126, Register's Office for Davidson County, Tennessee.
DEBRA NARDICK AND DEBORAH NARDICK ARE ONE AND THE SAME PEOPLE.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.
This is improved property known as: 2003 Warden Drive, Nashville, Tennessee, 37216.
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 16th day of June, 1995.

FRANCIS NARDICK

BOOK 9704 PG 91

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

WITNESS MY HAND and official seal at Nashville, Tennessee. this 16th day of June, 1995.

NOTARY PUBLIC

My Commission expires:
My Commission Expires JULY 27, 1996

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STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

DEBORAH NARDICK
AFFIANT

Sworn to and subscribed before me this 16th day of June, 1995.

NOTARY PUBLIC

My Commission expires:
My Commission Expires JULY 27, 1996

0070768
IDENTIF. & REFERENCE
PICK-UP
95 JUN 16 PM 1:08
FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

This instrument prepared from information provided by parties.

2016/06/16 0101 01CASH

8.00