QUITCLAIM DEED

Address New Owner As Follows:
Betty J. Kelly
92 Elberta Street
Nashville, TN 37210

SEND TAX BILL TO:
Third National Mortgage Company
P.O. Box 2628
Nashville, TN 37219

Map-Parcel
119-6-55

6DA-14609

THIS INSTRUMENT PREPARED BY:
JAMES E. KIRBY, Attorney
5755 Mt. View Road
P. O. Box 160203
Nashville, TN 37216

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $ --0--.

Betty J. Kelly
Affiant

Subscribed and sworn to before me, this the 13th day of July, 1995.

Notary Public

My Commission Expires:
May 23, 1998

PURSUANT TO A DECREE OF DIVORCE (and no monetary consideration) entered on the 10th day April, 1995, in the Fourth Circuit Court for Davidson County, Tennessee, being Docket No. 94D-4070, I Charlie D. Rains, Jr., (being the same person as Charles Rains), and for the express purpose of creating an estate in fee simple, by these presents do hereby quitclaim and convey unto Betty J. Kelly and her heirs, successors, and assigns, the following described tract or parcel of land which is situated, lying and being in the County of Davidson, State of Tennessee, and described as follows, to wit:

Land in the Sixth , formerly 9th District of Davidson County, Tennessee, being the west part of an unnumbered tract marked "Jackson" on the Map of Sterling Subdivision, Section One, as of record in Book 1424, page 97, Register's Office for said County and the westerly one half of a strip of ground marked "Reserved" on the Map of Sterling Heights, Section II, as of record in Book 1424, page 104, said Register's Office, as follows:

Beginning at a point at the northeasterly corner of Miller Street and Elberta Street; thence with northerly margin of Elberta Street South 88 degrees 15 feet east 81 feet to a point; thence North 4 degrees, 30 feet East, 149 feet, more or less to a point, thence North westwardly with the South line of Lots 16 and 17 on the Map of Sterling Heights, Section II, 81.18 feet fronts 117 feet on the easterly margin of Miller Street; thence with the easterly margin of Miller Street, south 4 degrees 30 feet west 150.12 feet to the point of beginning.

Being the same property conveyed to Charles Rains, (being the

same person as Charlie D. Rains, Jr.), and wife, Betty Jean Rains by deed from Betty J. Kelly of record in Book 7916, page 840, Register's Office for Davidson County, Tennessee.

This is improved property known as 92 Elberta Street, Nashville, Tennessee 37210.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises and is specifically conveyed subject to the two (2) mortgages of record which the Grantee shall assume and pay. Further, this transfer is made without any title work having been performed and is made subject to any other liens, mortgages, or imperfections, as a title search may reveal.

IN WITNESS WHEREOF I have hereunto set my hand on this the 29th day of June, 1995.

Charlie D. Rains, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lynn G. Capps, a Notary Public in and for said County and State, the within named, Charlie D. Rains, Jr., the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of June, 1995.

Lynn G. Capps
Notary Public

My Commission Expires:

LYNN G. CAPPS NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN 24 19[illegible]

95 JUL 12 PM 1:54
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.
PICK-UP
TOTAL 07/42 CHECK 629
8.00

007944 3
IDENTIFICATION