This Instrument Prepared by:
ROBERT L. 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- .

Francis M. Ferguson
AFFIANT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8th day of Sept., 1995.

Cindy Marcalco
NOTARY PUBLIC

My Commission Expires: 9/20/99

0098587
IDENTIF. & REFERENCE

95 SEP -8 PM 3:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Francis M. Ferguson 702 Rosebank Avenue Nashville, TN 37206	SAME	Map 083-08 Parcel 134 15DA-50845

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, I, **SARAH K. FERGUSON**, by these presents do hereby quitclaim and convey unto **FRANCIS M. FERGUSON**, to his heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, as follows:

BEING Lot No. 24 on the Plan of Section One, Meadow Rose Park, as of record in Book 2083, page 53, Register's Office for said County.

SAID Lot No. 24 fronts 120 feet on the northerly side of Rosebank Avenue and runs back 138 feet on the easterly line and 200 feet on the westerly line, to a dead line measuring 135.04 feet thereon.

BEING the same property conveyed to Melvin A. Cooper et ux, Evelyn M. Cooper and Francis M. Ferguson et ux, Sarah K. Ferguson, by deed from Ralph W. Bain et ux, Doris S. Bain of record in Book 7074, Page 543, Register's Office for Davidson County, Tennessee. The said Francis M. Ferguson and Sarah K. Ferguson having since been divorced by Final Decree of Divorce on the 8th day of September, 1995, in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 95D-2040, and this conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement, with all rights, hereditament, and appurtenances thereunto appertaining.

THIS is improved property known as 702 Rosebank Avenue, Nashville, Tennessee 37206.

THE said Francis M. Ferguson and Francis Mason Ferguson, is one and the same person.

THE said Sarah K. Ferguson and Sarah Frances Keith Ferguson, 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 28th day of July, 1995.

Sarah K Ferguson
SARAH K. FERGUSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SARAH K. FERGUSON**, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of July, 1995.

Sarah Schmidt
NOTARY PUBLIC

My Commission Expires: 5-28-98

SARAH SCHMIDT NOTARY PUBLIC DAVIDSON COUNTY, TN

95 JUL 28 AM 8:00 DAVIDSON COUNTY, TN. RECORDED