BOOK 9796PG295

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is NONE.

Affiant

Subscribed and sworn to before me on this 14th day of September, 1995.

My commission expires: Nov 2 1998

This instrument was prepared by:

Laura Tek
Attorney at Law
227 Second Avenue, North
Nashville, Tennessee 37201

Address New Owner:	**Send Tax Bills To:**	**Map-Parcels No.s**
James H. Hartline, Jr. 4708 Benton Smith Road Nashville, TN 37215	Same	131 - 15 57 16DA 31015

QUITCLAIM DEED

WHEREAS, James H. Hartline, Jr. and Angelia G. Hartline were married as husband and wife and owned a certain tract of land in Davidson County, Tennessee described hereinbelow:

> Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Harpeth Acres, Section 7, as of record in Book 2331, page 154, Register's Office for said County, said property being more specifically described as follows:
>
> Beginning at a point in the southeasterly margin of Benton Smith Road, said point being the common front corner of Lots Nos. 19 and 20 on said plan; thence in a southeasterly direction with the line between said Lots Nos. 19 and 20, 267.5 feet to a point, the common rear corner of said Lots Nos. 19 and 20; thence South 2 deg. 31' West 132.0 feet to a point; thence South 74 deg. 17' West 110.0 feet to a point, the common rear corner of Lots. Nos. 20 and 21 on said plan; thence in a northwesterly direction along the line between said Lots Nos. 20 and 21, 314.8 feet to a point in the southeasterly margin of Benton Smith Road, the common front corner of said Lots. Nos. 20 and 21; thence in a northeasterly direction along the southeasterly margin of Benton Smith Road, with the curve thereof, 112.0 feet to the point of beginning.
>
> BEING the same property conveyed to James H. Hartline, Jr. and wife Angelia G. Hartline, by deed from Amy C. Lunn and Gretchen M. Pennell, of record in Book 9226 Page 732, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 4708 Benton Smith Road, Nashville, TN 37215.

WHEREAS, pursuant to the Marital Dissolution Agreement which was entered into between the parties in July of 1995, which was attached to the Complaint for Divorce in the case styled Hartline v. Hartline, which was filed on July 20, 1995 in the Circuit Court for the State of Tennessee, Twentieth Judicial District, Davidson County, Case Number 95D-2236, Angelia G. Hartline and James H. Hartline, Jr. have agreed to sever all marital bonds between them and Angelia G. Hartline has agreed to convey all of her right, title and interest in and to the tract of land described hereinbelow.

NOW, THEREFORE, for and in consideration of the sum of One and No/100, ($1.00), Dollar, cash in hand paid, and pursuant to the terms of said Marital Dissolution Agreement, **ANGELIA G. HARTLINE**, the Grantor, does hereby remise, release and forever quitclaim unto **JAMES H. HARTLINE, JR.**, the Grantee, his heirs and assigns, all of her right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Harpeth Acres, Section 7, as of record in Book 2331, page 154, Register's Office for said County, said property being more specifically described as follows:

Beginning at a point in the southeasterly margin of Benton Smith Road, said point being the common front corner of Lots Nos. 19 and 20 on said plan; thence in a southeasterly direction with the line between said Lots Nos. 19 and 20, 267.5 feet to a point, the common rear corner of said Lots Nos. 19 and 20; thence South 2 deg. 31' West 132.0 feet to a point; thence South 74 deg. 17' West 110.0 feet to a point, the common rear corner of Lots. Nos. 20 and 21 on said plan; thence in a northwesterly direction along the line between said Lots Nos. 20 and 21, 314.8 feet to a point in the southeasterly margin of Benton Smith Road, the common front corner of said Lots. Nos. 20 and 21; thence in a northeasterly direction along the southeasterly margin of Benton Smith Road, with the curve thereof, 112.0 feet to the point of beginning.

BEING the same property conveyed to James H. Hartline, Jr. and wife Angelia G. Hartline, by deed from Amy C. Lunn and Gretchen M. Pennell, of record in Book 9226 Page 732, Register's Office for Davidson County, Tennessee.

This is improved property, known as 4708 Benton Smith Road, Nashville, TN 37215.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this 14 day of September, 1995.

Angelia G. Hartline

4528 09/15 0101 03CHECK 8.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Angelia G. Hartline**, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of September, 1995.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY

My commission expires:

March 27, 1999

0100687
IDENTIF. ↑ REFERENCE

95 SEP 15 PM 1:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP