0140189

IDENTIFICATION REFERENCE

96 JAN 12 AM 9:11

FELIX P. [illegible]
DAVIDSON COUNTY, TN.

QUIT CLAIM DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 9915 PG 634

THIS INDENTURE, made the 10th day of January in the year 1996, between Caryn J. Grimaldi of the County of Cobb and State of Georgia, as party of the first part, hereinafter called GRANTOR, and Larry J. Grimaldi, 1600 E. Florida Avenue, Hemet, CA 92544, as party of the second part, hereinafter called GRANTEE (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

UNDER OATH I state at the actual consideration for this transfer is a divorce settlement agreement between the parties with no cash transfer to me, CARYN J. GRIMALDI, and by these presents I hereby remise, convey and forever QUITCLAIM unto the said grantee my interest in the following:

1. Being Lot No. 7 on the Plan of Eller & Vandiver Subdivision, Block "A", described according to a survey by Southern Land & Associates, dated March 31, 1980, as follows: Beginning at a point in the easterly margin of Rio Vista Drive, said point being 253 feet from the northerly margin of Dupont Avenue; thence Northwesterly 50 feet, more or less, to a point; then northeasterly 275 feet to a point; thence southeasterly 50 feet, more or less to a point; thence southwesterly 275 feet to the easterly margin of Rio Vista Drive which is the point of beginning.

   Being a portion of the same property conveyed to LARRY GRIMALDI and CARYN J. GRIMALDI by deed of record in Book 5232, page 390, Register's Office for Davidson County. (Map 43-12 Parcel 10)

2. Being part of Lot No. 10 on the Plan of Anderson Estates, of record in Book 1130 Page 37, Register's Office for Davidson County, Tennessee, and being Lot No. 6 on the Plan of Eller & Vandiver's Subdivision, not of record, and further described as follows: Beginning at a point in the easterly margin of Rio Vista Drive, said point being 203 feet from the northerly margin of Dupont Avenue; thence northwesterly 50 feet to a point; thence northeasterly 275 feet to a point; thence southeasterly 20 feet to a point; thence southwesterly 275 feet to the point of beginning.

Being a portion of the same property conveyed to LARRY GRIMALDI and CARYN J. GRIMALDI by deed of record in Book 5232, page 390, Register's Office for Davidson County, Tennessee. (Map 43-12 Parcel 11)

The name of the owner and address to which the tax bills are to be sent are as follows: Larry J. Grimaldi, 1600 East Florida Avenue, Hemet, CA 92544.

IN WITNESS WHEREOF, GRANTOR has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Caryn J. Grimaldi
CARYN J. GRIMALDI

Lorena M. Bobby
Witness

7054 01/12 0101 03CHECK 8.00

STATE OF Georgia

COUNTY OF DeKalb

On this 10th day of January, 1996, before me personally appeared CARYN J. GRIMALDI, to me known or proved to me on the basis of satisfactory evidence, to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

WITNESSETH my hand and seal.

Hazel H. Hester
Notary Public
My commission expires:

Notary Public, DeKalb County, Georgia.
My Commission Expires August 5, 1996.

NOTARY PUBLIC
HAZEL H. HESTER

Prepared by:
Barry Benton, Atty.
396 Switch Road SW
Calhoun, GA 30701
706/629-0641
TN Bar No. 015941