BOOK 9995 PG 395

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. # |
|---|---|---|
| Shirley Ann Sprout<br>3715 Grubbs Road<br>Nashville, TN 37211 | Same | 133-0-275 |

KNOW ALL MEN BY THESE PRESENTS:

That Oren C. Sprout, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed March 15, 1996, in the Fourth Circuit Court for Davidson County, Docket Number 96D-770, between
SHIRLEY ANN SPROUT, Plaintiff
vs.
OREN CHARLES SPROUT, Defendant
does hereby demise, release and forever quitclaim unto the said Shirley Ann Sprout, 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:

Being Lot No. 70 on the Map of Parma Heights, as of record in Book 2133, page 23, Register's Office for said County.
Said Lot No. 70 fronts 90 feet on the northwesterly side of Grubbs Road, and runs back between lines, 98 feet on the northeasterly line and 139.6 feet on the southwesterly line to a dead line in the rear on which it measures 99.1 feet.
BEING the same property conveyed to Oren C. Sprout and wife, Shirley Ann Sprout, by deed from Sovran Bank/Central South, of record in Book 8211, page 376, Register's Office for Davidson County, Tennessee.
The said Shirley Ann Sprout hereby assumes, agrees to pay, and agrees to hold Oren C. Sprout harmless from one Deed of Trust Note in favor of Countrywide Home Loans, said note bearing an original unpaid principal balance of $55,065.00. Note is evidenced by a Deed of Trust of record in Book 8211, page 380, Register's Office for Davidson County, Tennessee.

96 MAR 29 AM 10:00
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0165287
IDENTIF. ↑ REFERENCE

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.
This is improved property known as: 3715 Grubbs Road, Nashville, TN.
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 27 day of March, 1996.

Oren C. Sprout
OREN C. SPROUT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named OREN C. SPROUT, 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 27th day of March, 1996.

NOTARY PUBLIC

My Commission expires:

2-10-97

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration on this transfer is $0.

SHIRLEY ANN SPROUT
AFFIANT

Sworn to and subscribed before me this 27 day of March, 1996.

NOTARY PUBLIC

My Commission expires:

2-10-97

This instrument prepared from information provided by parties.

96 03 27 29 0-01 03CHECK 8-00