This Instrument prepared by:
TED F. WALKER
Attorney at Law
1820 Parkway Towers
Nashville, Tennessee 37219
Telephone: 615-244-7707

9997-842

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map & Par. #
Kimberly A. Sands	Same	108-4
1041 Fitzpatrick Road		206
Nashville, TN 37214		3D-92206

KNOW ALL MEN BY THESE PRESENTS:

That Randolph S. Sands, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed February 8, 1996, in the Second Circuit Court for Davidson County, Docket Number 96D-351, between
RANDOLPH STEELE SANDS, Plaintiff
vs.
KIMBERLY ANN SANDS, Defendant
does hereby demise, release and forever quitclaim unto the said Kimberly A. Sands, 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. 386 of the Plan of Section Seven, Larchwood of record in Book 6900, Page 274, Register's Office for said County, to which plan reference is hereby made for a full and complete description of said lots.
BEING the same property conveyed to Randolph S. Sands and wife, Kimberly A. Sands, by deed from Joseph C. Whitefield and wife, Ann Lee Whitefield, of record in Book 8433, page 643, Register's Office for Davidson County, Tennessee.
The said Kimberly A. Sands hereby assumes, agrees to pay, and agrees to hold Randolph S. Sands harmless from one Deed of Trust Note in favor of Standard Federal Savings Bank, said note bearing an original unpaid principal balance of $93,212.00. Note is evidenced by a Deed of Trust of record in Book 7686, page 620, Register's Office for Davidson County, Tennessee. The mortgage was subsequently assigned to 1st Nationwide Mortgage Company, to whom payment shall now be made by Kimberly A. Sands.

0165957
IDENTIF. ↑ REFERENCE

96 APR -1 PM 1:0[illegible]
FELIX Z. [illegible] REGIS
DAVIDSON COUNTY, TN.

4703 04/01 0101 01CASH 9.00

PICK-UP

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.
This is improved property known as: 1041 Fitzpatrick Road, Nashville, TN 37214.
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 27th day of MARCH, 1996.

RANDOLPH S. SANDS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named RANDOLPH S. SANDS, 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 20th day of March, 1996.

NOTARY PUBLIC

My Commission expires:
January 19, 1999

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STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

KIMBERLY A. SANDS
AFFIANT

Sworn to and subscribed before me this 20th day of March, 1996.

NOTARY PUBLIC

My Commission expires:
January 19, 1999

This instrument prepared from information provided by parties.