96 APR 10 AM 11:41
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0169768

BOOK 10010 PG 925

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. #
Shelia E. Wilson 1246 Ardee Avenue Nashville, TN 37206	Same	061-16-0 249.00

KNOW ALL MEN BY THESE PRESENTS:

That James B. Brown, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed March 11, 1996, in the Fourth Circuit Court for Davidson County, Docket Number 96D-714, between
SHEILA ELAINE WILSON, Plaintiff
vs.
JAMES BERTON BROWN, Defendant
does hereby demise, release and forever quitclaim unto the said Shelia E. Wilson, 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. 23 and the easterly one half of Lot No. 22 of Block "D" on the Plan of the Re-Subdivision of Sunnymeade, as of record in Plat Book 974, page 56, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to James B. Brown and wife, Shelia E. Wilson, by deed from Larry J. Burge, of record in Book 8691, page 926, Register's Office for Davidson County, Tennessee. The said Shelia E. Wilson hereby assumes, agrees to pay, and agrees to hold James B. Brown harmless from one Deed of Trust Note in favor of Right Mortgage Company, said note bearing an original unpaid principal balance of $46,473.00. Note is evidenced by a Deed of Trust of record in Book 8691, page 929, Register's Office for Davidson County, Tennessee. The mortgage was subsequently assigned to Union Planters Mortgage Servicing, to whom payment shall now be made by Shelia E. Wilson.

3737 04/10 0101 01CASH 8.00

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.
This is improved property known as: 1246 Ardee Avenue, Nashville, TN 37206.
Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

8th IN WITNESS WHEREOF, I have hereunto set my hand on this day of April, 1996.

James B. Brown
JAMES B. BROWN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named JAMES B. BROWN, 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 First American Tower, Nashville, Tennessee, this 8th day of April, 1996.

NOTARY PUBLIC

My Commission expires:

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STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

Sheila E. Wilson
SHELIA E. WILSON
AFFIANT

Sworn to and subscribed before me this 8th day of April, 1996.

NOTARY PUBLIC

My Commission expires:

_____

This instrument prepared from information provided by parties.