041-16-0 038.00

New Owner:
James Matthew Bearden, Jr.
1112 Bellshire Drive
Nashville, TN 37207

Send Tax Bills To:
Same

Prepared By:
Michael D. Ponce
450 Professional Park Drive
Suite F
Goodlettsville, TN 37072

Mail

QUITCLAIM DEED

BOOK 10078 PG 358

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, as described in the Marital Dissolution Agreement executed by parties, the receipt of which is hereby acknowledged, Nita G. Falls, does hereby bargain, sell and convey and quitclaim all of her right, title and interest in and to the hereinafter described property unto James Matthew Bearden, Jr., as successors and assigns, in fee simple:

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. PREPARER MAKES NO REPRESENTATION AS TO STATUS OR MARKETABILITY OF TITLE.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land located in Davidson County, Tennessee, and Being Lot No. 148 on the Plan of Bellshire Estates, Section V, of record in Plat Book 2133, page 114, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

AND Being the same property conveyed to James Matthew Bearden, Jr. and wife, Nita Gale Bearden by deed from John H. Carter and wife, Joann Carter, of record in Book 9282, page 640, Register's Office for Davidson County, Tennessee.

SEE ATTACHED EXHIBIT A

D190064
IDENTIF. ↑ REFERENCE

96 JUN -6 PM 3:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IN TESTIMONY WHEREOF, the Grantor has hereunto set her signature on this the 29 day of May, 1996.

Nita G. Falls

Nita G. Falls, Grantor

STATE OF Texas)
COUNTY OF Harris)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Nita G. Falls, as Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Pasadena, Texas, this 29th day of May, 1996.

Dora McLendon

Notary Public

My Commission Expires:

DORA McLENDON
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
MARCH 22, 1999

0578 06/06 0101 03CHECK 12.00

EXHIBIT A

BOOK 9282 PAGE 640

9282
640

BOOK 10078 PG 360

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March 19 94
Notary Public
MY COMMISSION EXPIRES July 22, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gentleman & Kirschhof, 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBER
James Matthew Bearden, Jr. (NAME)	FNC Mortgage Corporation (NAME)	41[illegible]-18-12[illegible]
1112 Bellshire Drive (ADDRESS)	440 North Fairway Drive (ADDRESS)	
Nashville, TN 37219 (CITY) (STATE) (ZIP)	VERNON HILLS, IL 60061 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John H. Carter and wife, Jo Ann Carter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Matthew Bearden, Jr. and wife, Nita Gale Bearden

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND located in Davidson County, Tennessee, and being Lot No. 148 on the Plan of Bellshire Estates, Section V, of record in Plat Book 2133, page 114, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

AND Being the same property conveyed to John H. Carter and wife, Joann Carter, by deed from V A Administration, of record in Book 3127, page 307, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1994, and subsequent years, easements and restrictions of record.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

94 MAR 18 AM 8:59
[illegible] REGISTER
DAVIDSON COUNTY, TN

29126
[illegible] FEE

unimproved ( )
This is improved ( ) property known as 1112 Bellshire Drive, Nashville, TN 37219
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 9th day of March 19 94

John H. Carter

Jo Ann Carter

OFF REC