BOOK 10089 PG 156

THIS INSTRUMENT PREPARED BY
THOMAS V. TESTERMAN, ATTORNEY, 301 E. Broadway
NEWPORT, TENNESSEE 37821

QUIT CLAIM DEED

THIS INDENTURE, made this 6th day of ~~January~~ February, A.D., 1996, between **KAREN L. HARTMAN**, first parties of Davidson County, Tennessee and **RICHARD C. HARTMAN**, second parties, of Davidson County, Tennessee.

WITNESSETH: That the said parties of the first part for and in consideration of the sum of One ($1.00) Dollar and other good and valuable consideration to them in hand paid by the said parties of the second part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released, and QUIT CLAIMED, and do hereby bargain, sell, remise, release, and QUIT-CLAIM unto the said parties of the second part, the following described premises, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 177 on the Plan of Larchwood Section 2, as of record in Plat Book 5200, pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This property bears a residential address of 3100 Lumberjack Road, Nashville, Tennessee 37212.

Being Map No. 108-3, Parcel 18, 3D-85936.

Being the same premises conveyed to Richard C. Hartman and wife, Karen L. Hartman by Deed of Eric Roe Johnson and wife, Gayle S. Johnson, by Deed dated January 5, 1987, said Deed being of record in the Davidson County Register of Deed's Office at Deed Book 7102, page 364. This Deed being made for purposes of dissolution of tenancy by entirety and pursuant to Decree of Divorce appearing in the Fourth Circuit Court of Davidson County, Tennessee at Docket No. 95D2950.

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and all the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to Homestead and Dower therein To have and to hold the said premises to the said parties of the second part, their heirs and assigns forever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, The said parties of the first party have hereunto set their hands and seals the day and year first above written.

_____ (L.S.)

Karen Hartman (L.S.)
KAREN HARTMAN

0193531
IDENTIFICATION REFERENCE

96 JUN 17 PM 3:07
FILED
REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen Hartman, a Notary Public in and for said County, the within named bargainors, **KAREN L. HARTMAN**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of ~~January~~ February, A.D., 1996.

Sallie M. Wamley
NOTARY PUBLIC

My Commission Expires: 11-22-97

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property, transferred, whichever is greater, is zero (dissolution of tenancy by the entirety), which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

Karen Hartman
AFFIANT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me
this the 6th day of ~~January~~ February 1996

Sallie M. Wamley
NOTARY PUBLIC

My Commission Expires: 11-22-97

This property being those premises or a portion thereof located at the Civil District noted in the description hereinabove at Map No. 108-8 Parcel 18.

Address of "New" owner / Party responsible for Taxes:

Richard C. Hartman
3100 Lumberjack Rd
Nashville, TN. 37212