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THIS INSTRUMENT PREPARED BY:

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Attorney at Law
221 4th Ave. No., 5th Floor
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is none.

Billy E. Rains
BILLY E. RAINS

Subscribed and sworn to before me this 12th day of JUNE, 1996.

NOTARY PUBLIC My Commission expires 12/5/96

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL
Billy E. Rains	Leader Federal Bank	065-05/1
P.O. Box 542	P.O. Box 2926	
Old Hickory, TN 37138	Memphis, TN 38101-2926	Field Book # 04D-60902

QUITCLAIM DEED

WHEREAS, Janet Rains ("Grantor") and Billy E. Rains ("Grantee")were married as husband and wife and owned a certain tract of land in Davidson County, Tennessee, described below.

WHEREAS, pursuant to the Divorce Decree dated June 21, 1995, entered by the Court in Janet Elizabeth Rains vs. Bill Edward Rains, Second Circuit Court for Davidson County, Tennessee, Case No. 95-D-1146, Grantor and Grantee were divorced and all marital bonds between them were severed: and

WHEREAS, said Divorce Decree is now final and the time for appealing has passed; and

WHEREAS, in said Divorce Decree, the Court approved the Marital Dissolution Agreement between the Grantor and Grantee wherein the Grantor agreed to convey all of her right, title, and interest in and to the tract of land described below.

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and pursuant to the terms of said Marital Dissolution Agreement, approved in the Final Divorce Decree, No. 95-D-1146, the Grantor does hereby convey, remise, release and forever quitclaim unto Billy E. Rains, the Grantee, his heirs, successors and assigns, all of her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 369, on the Plat of Section Four, Sherwood Forest, of record in Book 4460, Pages 182 and 183, Register's Office for said County.

Said Lot No. 369, which is a corner lot, fronts 101.10 feet on the westerly margin of Shasta Drive and fronts 91.04 feet on the southernly margin of Kennysaw Drive, said frontages being joined by a curve having a length of 38.60 feet, and extends back 153.97 feet on the southernly line and 150.94 feet on the westerly line to a point of intersection.

Being the same property conveyed by the Administrator of Veteran Affairs, an Officer of the United States of American, to Billy E. Rains and wife Janet Rains, dated April 29th, 1987 of record in book 7237, Pages 809 and 810 in the Register's Office of Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 31 day of May 1996.

Janet Rains
JANET RAINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Karen F. Clay, a Notary Public in and for said State and County, the within named Janet Rains, the bargainer, 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 Nashville, Tennessee, this 31st day of May, 1996.

Karen F. Clay
NOTARY PUBLIC My Commission Expires: 3/27/1999

0194275

IDENTIFICATION REFERENCE

96 JUN 19 AM 9:25

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5165 06/19 0101 03CHECK 8.00

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