BOOK 10108 PG 170

MAP: 62-cc-C
GROUP:
PARCEL: 37

This Instrument Prepared by:

HARTZOG, SILVA & DAVIES
Attorneys At Law
123 Fifth Avenue North
Franklin, Tennessee 37064

SEND TAX STATEMENTS TO:	NAME/ADDRESS NEW OWNER:	NAME OF MORTGAGEE:
Ruth P. Simmons 7360 Harper Road Joelton, TN 37080	Ruth P. Simmons 7360 Harper Road Joelton, TN 37080	None

QUITCLAIM DEED

THIS INSTRUMENT MADE AND ENTERED INTO on this the 25 day of JUNE, 1996, by and between **WILLIE FARRIS SIMMONS**, Party of the First Part, and **RUTH PERRY SIMMONS**, Party of the Second Part;

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF THE SUM of Ten Dollars ($10), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Party of the First Part conveys and quitclaims unto the Party of the Second Party, her heirs and assigns, all his right, title and interest in and to the following described real estate, to-wit:

> Land located in the 14th Civil District of Davidson County, Tennessee, being known as part of the T. E. Krantz property as shown on a survey made by Hickerson-Miller Engineers, dated July 15, 1957, and described as follows:
>
> Beginning at an iron pin, same being 20 feet from the center of Harper Road; thence south 73 deg. 30 min. east 180 feet to an iron pin thence north 16 deg. 30 min. east 165 feet to an iron pin; thence north 73 deg. 30 min. west 180 feet to an iron pin, same being 20 feet east of the center of said Harper Road; thence with the right of way of said road, south 16 deg. 30 min. west 165 feet to an iron pin, being the point of beginning.
>
> Being the same property conveyed to Willie Farris Simmons, et ux, Ruth Perry Simmons, by deed from Thomas E. Krantz, et ux, Ada Green Krantz, of record in Book 2630, page 181, Register's Office of Davidson County, Tennessee. Being the same property in which said parties now own an interest as tenants in common pursuant to a Divorce Decree entered in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 81D-2127.

ALICE SIMMONS, the wife of Willie Farris Simmons, joins in the execution of this Quitclaim Deed for the purpose of divesting to Ruth Perry Simmons any right, title or interest she may have in said real estate by virtue of her marriage to Willie Farris Simmons.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 25 day of JUNE, 1996.

Willie Farris Simmons
WILLIE FARRIS SIMMONS

Alice D. Simmons
ALICE SIMMONS

STATE OF TENNESSEE
COUNTY OF Sumner

PERSONALLY appeared before me, Barbara Bradley, a Notary Public in and for said county and state, the within named **WILLIE FARRIS SIMMONS** and wife, **ALICE SIMMONS**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville Tennessee, this the 25th day of June, 1996.

My Commission Expires:
3-4-97.

Barbara Bradley
Notary Public

STATE OF TENNESSEE
COUNTY OF SUMMER

I CERTIFY that this transfer is made in accordance with the terms and provisions of a Divorce Decree entered between the parties in the Fourth Circuit Court for Davidson County, Tennessee, Docket Number 81D-2127, and for no other consideration.

Willie Farris Simmons
Affiant

SWORN TO and subscribed before me on this the 25th day of June, 1996.

My Commission Expires:
3-4-97.

Barbara Bradley
Notary Public

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95 JUL -2 PM 2:02

AFTER RECORDING MAIL TO:

Ruth P. Simmons
7360 Harper Road
Joelton, Tennessee 37080

3.00