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IDENTIF. REFERENCE PICK-UP

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FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

BOOK 10133 PG 485

This instrument prepared by:
Michael W. Binkley
Suite 300
150 Second Avenue, North
Nashville, Tennessee 37201-1902

Address New Owner:	Send Tax Bills To:	Map/Parcel Nos.
James A. Porter 1746 Kingsbury Drive Nashville, Tennessee 37215	Send to owner	FH-13230 158-8-8

QUITCLAIM DEED

For and in consideration of the sum of Ten ($10.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and pursuant to the terms of that certain Marital Dissolution Agreement entered into by and between the Grantor and the Grantee, and filed in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 91D-2157, **DONNA L. PORTER** (the "Grantor") by these presents hereby sells, assigns and quitclaims unto **JAMES L. PORTER** (the "Grantee") all of Grantor's right, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described as follows (the "Property"):

> Being Lot No. 514 on the Plan of Hillsboro Park, Section X, as of record in Book 2900, page 73, Register's Office for said County. Said Lot No. 514 fronts 204 feet on the northeasterly side of Kingsbury Drive and runs back 1156 feet on the southeasterly line and 1140 feet on the northwesterly line, to a dead line in the rear on which it measures 112 feet.
>
> Being the same property conveyed to Boyce B. Hawkins and wife, Bessie Jo Hawkins by deed from Ione J. Butler and John W. Bennett of record in Book 4070, page 532, Register's Office for Davidson County, Tennessee. The said Bessie Jo Hawkins having since died.
>
> Being the same property conveyed to James A. Porter and wife, Donna L. Porter by deed from Boyce B. Hawkins and wife, Bessie Jo Hawkins (The said Bessie Jo Hawkins having since died) of record in Book 5318, page 417, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, restrictions, setback lines of record, and taxes for the current year applicable to said property.

Hillsboro Park Committee thru its authorized member joins in the execution of this instrument for the purpose of signifying its consent to the conveyance herein in full satisfaction of the restrictive covenants affecting this property.

This property is encumbered by a first mortgage indebtedness held by Fidelity Federal Savings & Loan Association of Nashville, which indebtedness is secured by a Deed of Trust of record in Book 3002, page 778, Register's Office for Davidson County, Tennessee. The Grantees herein assume the balance of this indebtedness as part of the consideration for this conveyance.

This is improved property known as 1746 Kingsbury Drive, Nashville, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 12th day of July, 1996.

Donna L Porter

DONNA L. PORTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kimberly D. Rascoe, a Notary Public in and for the State and County aforesaid, **DONNA L. PORTER**, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of July, 1996.

Kimberly D Rascoe

Notary Public

My Commission Expires: 11-20-96

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is tax exempt under the provisions of Tenn. Code Ann. §67-4-409 et. seq.

_____
Affiant

Subscribed and sworn to before me this _____ day of _____, 1996.

_____
Notary Public

My Commission Expires: _____

9591 07/26 0101 01CASH 12.00