This Instrument prepared by:
TED F. WALKER
Attorney at Law
1820 Parkway Towers
Nashville, Tennessee 37219
Telephone: 615-244-7707

BOOK 10161 PG 77

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map & Par. #
Jonathan Flaum 504 Nall Avenue Nashville, TN 37209	Same	91-9-291

KNOW ALL MEN BY THESE PRESENTS:

That DeeDee G. Flaum, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed May 20, 1996, in the Fourth Circuit Court for Davidson County, Docket Number 96D-1467, between
DEEDEE GRIFFIN FLAUM, Plaintiff
vs.
JONATHAN FLAUM, Defendant
does hereby demise, release and forever quitclaim unto the said Jonathan Flaum, his heirs, successors and assigns, all of her title, interests and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1B on the Map of Cogan-Burns Subdivision, as of record in Book 6200, page 224, as amended in Book 6900, page 92, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.
BEING the same property conveyed to Jonathan Flaum and wife, DeeDee G. Flaum by deed from Barbara J. Burns, unmarried, of record in Book 9627, page 618, Register's Office for Davidson County, Tennessee.
The said Jonathan Flaum hereby assumes, agrees to pay, and agrees to hold DeeDee G. Flaum harmless from one Deed of Trust Note in favor of Trans Financial Bank, said note bearing an original unpaid principal balance of $36,349.00. Note is evidenced by a Deed of Trust of record in Book 9627, page 621, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.
This is improved property known as: 504 Nall Avenue, Nashville, Tennessee, 37207.
Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this 19 day of August, 1996.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named DEEDEE G. FLAUM, the Bargainor, with whom I am personally acquainted, and who acknowledged to me that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 19 day of August, 1996.

NOTARY PUBLIC

My Commission expires:

My Commission Expires MAR. 22, 1997

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STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

JONATHAN FLAUM
AFFIANT

Sworn to and subscribed before me this 19 day of August, 1996.

NOTARY PUBLIC

My Commission expires:

My Commission Expires MAR. 22, 1997

This instrument prepared from information provided by parties.

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FELIX Z. DAVIDSO

IDENTIF