This Instrument Prepared By:
Gregory D. Smith
Willis & Knight
215 Second Avenue North
Nashville, TN 37201

BOOK 10169 PG 202

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes:	Map and Parcel No:
Mitzi Wiseman Sprouse 945 Percy Warner Blvd. Nashville, TN 37205	First Wachovia Mortgage Company P.O. Box 3174 Winston-Salem, NC 27102	129-12-0

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 5th day of August, 1996, by and between Elijah Blaine Sprouse, ("Grantor") and Mitzi Ann Wiseman Sprouse, ("Grantee");

WITNESSETH:

As required by the Marital Dissolution Agreement entered into between Grantor and Grantee in the case of Mitzi Wiseman Sprouse v. Elijah Blaine Sprouse, Case No. 96D-1355, Fourth Circuit Court for Davidson County, Tennessee, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, and being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 234 on the Plan of Warner Park Valley, Section 1, of record in Plat Book 3600, pages 12, 13 and 14, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Elijah Blaine Sprouse and wife, Mitzi Wiseman Sprouse, by Deed of Record in Book 8417, page 781, Register's Office for Davidson County, Tennessee.

The street address of this property is 945 Percy Warner Boulevard, Nashville TN 37205

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTOR:

Elijah Blaine Sprouse

ELIJAH BLAINE SPROUSE

96 AUG 27 PM 3:32

REGISTER
DAVIDSON COUNTY, TN

0218715
IDENTIF. ↑ REFERENCE

BOOK 10169 PG 203

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Lisa M. Lattella, a notary public for the State and County aforesaid, personally appeared ELIJAH BLAINE SPROUSE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 23rd day of August, 1996.

Lisa M. Lattella
NOTARY PUBLIC

My Commission Expires: March 25, 2000

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.00 (made pursuant to divorce decree).

Mitzi Wiseman Sprouse
MITZI WISEMAN SPROUSE

Subscribed and sworn to before me this 26th day of August, 1996.

Karen Willis
NOTARY PUBLIC

My Commission Expires: 1/20/99

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