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

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map & Par. #
Shawn M. Anderson 1056 Fitzpatrick Road Nashville, Tennessee 37214	Same	~~18-04-183~~ 03D 92183

108-04-0
183.00

KNOW ALL MEN BY THESE PRESENTS:

That Mary Beth Anderson, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed March 1 1996, in the Second Circuit Court for Davidson County, Docket Number 96D-624, between
SHAWN MICHAEL ANDERSON, Plaintiff
vs.
MARY BETH ANDERSON, Defendant
does hereby demise, release and forever quitclaim unto the said Shawn M. Anderson, 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. 357 on the plan of Larchwood, Section 7, of record in Book 6900, page 274, said Register's Office.
Said Lot No. 357 fronts 80.00 feet on the northeasterly margin of Fitzpatrick Road between parallel lines 130.00 feet to a dead line in the rear.
BEING the same property conveyed to Shawn M. Anderson and spouse, Mary Beth Anderson, by deed from Dirk D. Hobgood and spouse, Malissa M. Hobgood, of record in Book 9528, page 982, Register's Office for Davidson County, Tennessee.
The said Shawn M. Anderson hereby assumes, agrees to pay, and agrees to hold Mary Beth Anderson harmless from one Deed of Trust Note in favor of Am South Mortgage Company, said note bearing an original unpaid balance of $105,925.00. Note is evidenced by a Deed of Trust of record in Book 9528, page 984, Register's Office for Davidson County, Tennessee.

0221111
IDENTIF. ↑ REFERENCE

96 SEP -4 PM 1:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.
This is improved property known as: 1056 Fitzpatrick Road, Nashville, Tennessee, 37214.
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 23 day of February, ~~1995.~~ 1996.

[signature]

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named MARY BETH ANDERSON, 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 23rd day of February, 1995.

NOTARY PUBLIC

My Commission expires:

1/25/97

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STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

SHAWN M. ANDERSON
AFFIANT

Sworn to and subscribed before me this 24th day of February, 1995.

NOTARY PUBLIC

My Commission expires:

1-24-98

This instrument prepared from information provided by parties.

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