0250298

IDENTIF. & REFERENCE

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

96 NOV 26 AM 10:36

REGISTER
DAVIDSON COUNTY, TN.

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map & Par. #
Joyce S. Blair 2415 Pafford Drive Nashville, TN 37206	Same	83-4-147KD

Mail

KNOW ALL MEN BY THESE PRESENTS:

BOOK 10271 PG 476

That John H. Blair, Jr., for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed 9/27 1996, in the FOURTH Circuit Court for Davidson County, Docket Number 96D2806, between
JOYCE SMITH BLAIR, Plaintiff
vs.
JOHN HARVEY BLAIR, JR., Defendant
does hereby demise, release and forever quitclaim unto the said Joyce S. Blair, her heirs, successors and assigns, all of his title, interests and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, described as follows:

Beginning on the northwesterly margin of Pafford Drive, at the corner of Lots Nos. 97 and 98; thence with the line between said two lots northwestwardly 138 feet to a corner of Lot No. 96; thence with the line between lots Nos. 96 and 97; northeastwardly 132.18 feet to the southwesterly margin of McKennell Drive; thence with said Drive, southeastwardly 134.04 feet to the beginning of a curve; thence around said curve with a radius of 20 feet southwestwardly 31.42 feet to the northwesterly margin of Pafford Drive; thence with said Drive southwestwardly 113.4 feet to the beginning.
BEING the same property conveyed to John H. Blair, Jr., and wife, Joyce S. Blair, by deed from Clyde R. Owensby and Nona E. Owensby, of record in Book 5661, page 6, Register's Office for Davidson County, Tennessee.
The said Joyce S. Blair hereby assumes, agrees to pay, and agrees to hold John H. Blair, Jr. harmless from one Deed of Trust Note in favor of Guaranty Mortgage Company, said note bearing an original unpaid principal balance of $50,000.00. Note is evidenced by a Deed of Trust of record in Book 5661, page 9, 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: 2415 Pafford Drive, Nashville, Tennessee, 37206.
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 22 day of July, 1996.

John H. Blair Jr.
JOHN H. BLAIR, JR.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named JOHN H. BLAIR, JR., the Bargainor, with whom I am personally acquainted, and who acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 22 day of July, 1996.

NOTARY PUBLIC

My Commission expires:

MY COMMISSION EXPIRES NOVEMBER 22 1997

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration on this transfer is $0.

JOYCE S. BLAIR
AFFIANT

Sworn to and subscribed before me this 25 day of September, 1996.

NOTARY PUBLIC

My Commission expires:

My Commission Expires MAR. 27, 1999

This instrument prepared from information provided by parties.

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