BOOK 10289 PG 738

This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
JOHN P. BROWN, III, ATTORNEY AT LAW
4207 Lebanon Rd., Suite 200
Hermitage, TN 37076
PH: (615) 883-4998

Mail

96 DEC 13 AM 10:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0255555
IDENTIF. & REFERENCE

ADDRESS NEW OWNER:
JAMES P. VANTREASE
928 Colfax Drive
Nashville, TN 37214

SEND TAX BILLS:
Same as Mortgagee.

MORTGAGEE:
UNION PLANTERS NATIONAL BANK
P.O. Box 3137
Memphis, TN 38173

MAP & PARCEL:
96-14
161

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00) and other good and valuable consideration the same being in satisfaction of certain of the terms of a divorce settlement between Grantor and Grantee, the receipt of which is hereby acknowledged, I, Eileen Vantrease, hereinafter called the Grantor, have bargained and sold, and by these presents do quitclaim and convey unto James P. Vantrease, hereinafter called the Grantee, his heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Happy Acres, as of record in Book 2331, Page 63, Register's Office for said County.

Said Lot No. 67 fronts 288 feet on the westerly side of Colfax Drive, as measured around a slight curve, and extends back 109.8 feet on the north line and 195.6 feet on the south line, to a dead line in the rear on which it measures 268 feet.

Being the same property conveyed to James P. Vantrease and wife, Eileen Vantrease, by Warranty Deed from Billy R. Hervey and wife, Betty L. Hervey, as of record in Book 5336, Page 217, Register's Office for said County.

This conveyance is made subject to restrictions, easements and setback lines applicable to said property.

This is improved property located and known as 928 Colfax Drive, Nashville, Davidson County, Tennessee 37214.

Witness my hand this the 5th day of December, 1996.

Eileen Vantrease
EILEEN VANTREASE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named **Eileen Vantrease** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 5th day of December, 1996.

NOTARY PUBLIC

My Commission Expires: 9-18-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is NONE.

AFFIANT

Subscribed and sworn to before me this 6th day of December, 1996.

NOTARY PUBLIC

My Commission Expires: 9-1899

5345 12/13 0101 03CHECK 8.00