BOOK 10338 PG 97

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. #
Raymunda Schwager 1445 Market Square Hermitage, TN 37076	Same	86-7 155

KNOW ALL MEN BY THESE PRESENTS:

That James L. Schwager, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed January 9, 1997, in the Fourth Circuit Court for Davidson County, Docket Number 97D-81, between
RAYMUNDA SCHWAGER, Plaintiff
vs.
JAMES LEE SCHWAGER, Defendant
does hereby demise, release and forever quitclaim unto the said Raymunda Schwager, 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:

BEING Lot No. 223 on the Final P.U.D. Plan, Phase 5B, Revised, Jackson's Retreat of record in Book 6250, page 905, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
BEING the same property conveyed to James L. Schwager and wife, Raymunda Schwager, by deed from Elvie C. Foster, unmarried, of record in Book 9298, page 157, Register's Office for Davidson County, Tennessee.
The said Raymunda Schwager hereby assumes, agrees to pay, and agrees to hold James L. Schwager harmless from one Deed of Trust Note in favor of Source One Mortgage Services Corporation, said note bearing an original unpaid principal balance of $48,900.00. Note is evidenced by a Deed of Trust of record in Book 7252, page 417, Register's Office for Davidson County, Tennessee.

0269652
IDENTIFICATION
97 FEB -3 PM 2:56
REGISTER
DAVIDSON COUNTY, TN.

2653 02/03 0101 01CASH 8.00

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.
This is improved property known as: 1445 Market Square, Hermitage, TN 37076.
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 ____ day of _____, 1997.

JAMES L. SCHWAGER

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named JAMES L. SCHWAGER, 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 _____, Tennessee, this _____ day of _____, 1997.

NOTARY PUBLIC

My Commission expires:

_____

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STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration on this transfer is $0.

RAYMUNDA SCHWAGER
AFFIANT

Sworn to and subscribed before
me this _____ day of _____, 1997.

NOTARY PUBLIC

My Commission expires:

_____

This instrument prepared from information provided by parties.