BOOK 10340 PG 354

97 FEB -5 AM 9:43
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0270270

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. #
Dale R. Hardcastle 5111 Brick Church Pike Goodlettsville, TN 37072	Same	17-00 159.00

KNOW ALL MEN BY THESE PRESENTS:

That Felicia A. Hardcastle, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed November 5, 1996, in the Fourth Circuit Court for Davidson County, Docket Number 96D-3199, between
DALE ROBERT HARDCASTLE, Plaintiff
vs.
FELICIA ANN HARDCASTLE, Defendant
does hereby demise, release and forever quitclaim unto the said Dale R. Hardcastle, 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, described from a survey made by John M. Sullivan, dated March 3, 1947, as follows:
Beginning at a point in the easterly margin of Old Brick Church Pike, in the west boundary of a 33.9 acre tract conveyed to W.H. Mitchell and wife, to Carrie Hitt Hardcastle, as of record in Book 1493, page 589,; thence along the easterly margin of said Pike, South 19° 46' west 118.4 feet; South 22°13' West 169.8 feet; South 26°47' west 113.5 feet to a post at a fence corner; thence along the northline of the property of Mrs. N. McCasland, South 88°44' East 206 feet to the southwest corner of the property conveyed to Mitchell above mentioned; thence along Mitchell's west line, as follows: North 9°42' East 192.5 feet; North 23°29' West 206 feet; North 9°21' East 25.2 feet to the point of beginning, containing 1 acre more or less.
BEING the same property conveyed to Dale R. Hardcastle et ux Felicia A. Hardcastle, by deed from Linda H. Lowe, Karen H. Sumner, Deborah H. Gillespie, Kenneth Hardcastle, Gary Hardcastle and Dale R. Hardcastle, of record in Book 7573, page 323, Register's Office for Davidson County, Tennessee.
The said Dale R. Hardcastle hereby assumes, agrees to pay, and agrees to hold Felicia A. Hardcastle harmless from one Deed of Trust Note in favor of Dobson & Johnson, said note bearing an original unpaid principal balance of $48,474.00. Note is evidenced by a Deed of Trust of record in Book 7573, page 326, Register's Office for Davidson County, Tennessee. The mortgage was subsequently assigned to Boatman's National Mortgage, to whom payment shall now be made by Dale R. Hardcastle. Dale R. Hardcastle further agrees to assume sole responsibility of the second mortgage in favor of Southern Financial Corporation.
THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.
This is improved property known as: 5111 Brick Church PIke, Goodlettsville, TN 37072.
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 4th day of February, 1997.

Felicia A. Hardcastle
FELICIA A. HARDCASTLE

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named FELICIA A. HARDCASTLE, 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 Antioch, Tennessee, this 4 day of February, 1998.

Linda Barnes
NOTARY PUBLIC

My Commission expires:
November 27, 1999

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STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration on this transfer is $0.

_____
DALE R. HARDCASTLE
AFFIANT

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

_____
NOTARY PUBLIC

My Commission expires:

_____

3329 02/05 0101 01CASH 8.00

This instrument prepared from information provided by parties.