0270361

IDENTIFICATION REFERENCE

This instrument prepared by:
JAMES L. CURTIS, ESQ.
Washington Square, Suite 204
214 Second Avenue, North
Nashville, TN 37201
(615) 256-4747

97 FEB -5 AM 11:24

REGISTER
DAVIDSON COUNTY, TN.

Address New Owner(s):	Send Tax Bills To	Map-Parcel Number
Virginia L. Crocker 622 American Road Nashville, TN 37209	Atlantic Coast Mortgage Co. 3975 University Drive Suite 100/210 Fairfax, VA 22030	08DA 30560 090-12-0 078.00

QUITCLAIM DEED BOOK 10340 PG 677

For no monetary consideration and pursuant to the terms of a decree of absolute divorce in the Circuit Court for Davidson County, Tennessee, at Nashville, styled, Virginia Louise Crocker v. Donald Franklin Crocker, bearing Docket No. 95D-2218, Donald Franklin Crocker, quitclaims, transfers and conveys to Virginia Louise Crocker, her heirs and assigns, all of his right, title and interest in and to certain real property in Davidson County, Tennessee, and more particularly described below.

I, Donald Franklin Crocker, ("GRANTOR"), by these presents do hereby quitclaim and convey, subject to the restrictions set for herein, unto Virginia Louise Crocker, Grantee, her successors and assigns, the following tract or parcel of land ("the property") in the State of Tennessee, Davidson County, described, to wit:

> Land in Davidson County, Tennessee, being Lot No. 60 on the plan of Charlotte Park, Section 1, of record in Book 2663, Pages 2, 3, 4, 5, & 6, Register's Office for said County.
>
> Said Lot No. 60 fronts 70.0 feet on the northeasterly margin of American Road and extends back 195.0 feet on the northwesterly line and 192.6 feet on the southeasterly line to a dead line in the rear, measuring 70.01 feet thereon.
>
> Being the same property conveyed to Donald F. Crocker and wife, Virginia L. Crocker by deed from Everett E. Polk and wife, Ruby N. Polk of record in Book 7195, Page 923, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to restrictive covenants of record in Book 2638, Page 490, Book 2643, Page 531, and in Book 2707, Page 209, said Register's Office and to the matters set forth in the above referenced plan of record.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is improved property known as 622 American Road, Nashville, Tennessee 37209.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

AND NOW, I, the said Donald Franklin Crocker, do hereby quitclaim and convey unto Virginia Louise Crocker, her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the property.

The said Donald F. Crocker and Donald Franklin Crocker being one and the same person.

The said Virginia L. Crocker and Virginia Louise Crocker being one and the same person.

In witness whereof, I have set my name this the 3 day of February, 1997.

Donald F. Crocker
DONALD FRANKLIN CROCKER

State of Tennessee)

County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Donald Franklin Crocker, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this 3rd day of February, 1997.

Cynthia W. Sharp
NOTARY PUBLIC

My Commission Expires: 1/20/99

State of Tennessee)

County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ zero (-0-), pursuant to a Final Decree of Divorce.

X Virginia Crocker
AFFIANT

Subscribed and sworn to before me

this 1st day of February, 1997.

Cynthia W. Sharp
NOTARY PUBLIC

My Commission Expires: 1/20/99

3431 02/05 0101 01CASH 8.00