BOOK 10361 PG 990

QUITCLAIM DEED

	MAP-PARCEL NO(S):134-9-39
ADDRESS NEW OWNER(S):	**SEND TAX BILLS TO:**
RICHARD G. WARD	**SUNTRUST BANK**
3964 ATKINS DRIVE	**P.O. BOX 105277**
NASHVILLE, TN 37211	**ATLANTA, GA 30348-5277**

FOR AND IN CONSIDERATION of a final decree of divorce filed in the Fourth Circuit Court for Davidson County, Tennessee, case #96D 2681, I, Sandra Victoria Ward, Grantor, by these presents do hereby quitclaim and convey unto Richard G. Ward, Grantee, in fee simple, his successors and assigns, all my right, title and interest in and to the following described tract of land:

0566 02/27 0101 01CASH 8.00

BEING Lot. No 15 on the Plan of Woodland Hills, Phase One as of record in Plat Book 6900, Pages 666-669 in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Richard G. Ward and wife, Sandra Victoria Ward, by deed from Fox Ridge Homes, Inc., as of record in deed book 8058, page 24 of the Register of Deed's office for Davidson County, Tennessee.

THIS conveyance is subject to a Declaration of Covenants, Conditions, and Restrictions of record in Book 7632, Page 947, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

THIS conveyance is subject to any and all restrictions and easements of record.

This is improved property, known as 3964 Atkins Drive, Nashville, Tennessee, 37211.

WITNESS my hand this 20 day of Feb, 1997.

Sandra Victoria Ward
SANDRA VICTORIA WARD

0276928
IDENTIF. ↑ REFERENCE
PICK-UP
97 FEB 27 AM 10:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE]
COUNTY OF Davidson]

Personally appeared before me, a Notary Public in and for said County and State, the within named, SANDRA VICTORIA WARD, the Grantor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Murfreesboro,~~ Nashville, Davidson County, Tennessee, this 20th day of February, 1997.

My Commission Expires:

5/23/98

Jo Y Barrett
NOTARY PUBLIC

JO BARRETT NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE]
COUNTY OF ~~RUTHERFORD~~] Davidson

The actual consideration or value whichever is greater, for this transfer is - 0 -

Sandra Victoria Ward
SANDRA VICTORIA WARD

Sworn to and subscribed before me this 20th day of February, 1997.

My Commission Expires:

5/23/98

Jo Y Barrett
NOTARY PUBLIC

JO BARRETT NOTARY PUBLIC DAVIDSON COUNTY

This instrument was prepared by:

STEPHEN W. PATE, ATTORNEY AT LAW, 218 WEST MAIN STREET, MURFREESBORO, TN 37130