BOOK 10380 PG 509

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. #
Sandra Y Patterson 4811 Citrus Drive Nashville, TN 37211	Same	133 16 102 5DU 10563

KNOW ALL MEN BY THESE PRESENTS:

That Jerome Patterson, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed 3/03/97 1997, in the FOURTH, Circuit Court for Davidson County, Docket Number 97D655, between SANDRA YVONNE PATTERSON, Plaintiff
vs.
JEROME PATTERSON, Defendant
does hereby demise, release and forever quitclaim unto the said Sandra Y Patterson, 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. 47 on the Plan of Kenilworth Estates, Section 3, of record in Book 2900, pages 149 and 150, Register's Office for said County.
Said Lot No. 47 fronts 70 feet on the westerly side of Citrus Drive and extends back between parallel lines 140 feet to a dead line.
Being the same property conveyed to Sandra Y. Patterson and Husband, Jerome Patterson, by deed from Bankers Trust Company of California, N.A., as Trustee for Vendee Mortgage Trust 1992-2 by Substitute Trustee Deed from Joe M. Kirsch, Substitute Trustee, of record in Book 9560 page 981, Register's Office for Davidson County, Tennessee.
The said Sandra Y. Patterson hereby assumes, agrees to pay, and agrees to hold Jerome Patterson harmless from one Deed of Trust Note in favor of Third National Bank in Nashville, said note bearing an original unpaid principal balance of $58,691.00. Note is evidenced by a Deed of Trust of record in Book 9560, page 894, Register's Office for Davidson County, Tennessee. The mortgage was subsequently assigned to Source One, to whom payment shall now be made by Sandra Y. Patterson.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.
This is improved property known as: 4811 Citrus Drive, Nashville, TN 37211.
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 19 day of Feb., 1997.

Jerome Patterson
JEROME PATTERSON

BOOK 10380 PG 510

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named JEROME PATTERSON, 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 Nashville, Tennessee, this 19th day of February, 1997.

Thenita E. Jones
NOTARY PUBLIC

THENITA E. JONES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission expires:
3/27/99

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STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

Sandra Y. Patterson
SANDRA Y. PATTERSON
AFFIANT

Sworn to and subscribed before me this 22 day of Feb, 1997.

Kathy Duncan
NOTARY PUBLIC

My Commission expires:
[illegible]

KATHY DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

7038 03/14 0101 CHECK 8.00

97 MAR 14 PM 1:15
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0282964
IDENTIF. & REFERENCE

This instrument prepared from information provided by parties.