This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
JOE T. CHILDRESS, ATTORNEY AT LAW
4207 Lebanon Rd., Suite 200
Hermitage, TN 37076
PH: (615) 883-4998

BOOK 10383 PG 341

ADDRESS NEW OWNER:
KHALIL KHWAGA
4106 Packard Drive, Apt. M116
Nashville, TN 37211

MORTGAGEE:
DEPT OF VETERANS AFFAIRS
110 9th Avenue So.
Nashville, TN 37203

SEND TAX BILLS:
Send to Mortgagee

MAP & PARCEL:
Map: 136
Parcel: 44

QUITCLAIM DEED

8230 03/18 0101 03CHECK 8.00

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00) and other good and valuable consideration, the same being in satisfaction of certain of the terms of a Final Decree of Divorce between Grantor and Grantee, the receipt of which is hereby acknowledged, I, Silaphet Khwaga, hereinafter called the Grantor, have bargained and sold, and by these presents do quitclaim and convey unto Khalil Khwaga, hereinafter called the Grantee, his heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A tract of land in the 7th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the plan of the division of the Estate of John C. Estes, Deceased, as of record in Minute Book J, Page 170, County Court for said County and described according to a survey by George W. Watkins, on July 28, 1958, as follows:

Beginning at a point in the centerline of new part of Smith Springs Road at the Northeast corner of the property conveyed to L.T. Stevens, by Deed from Charles J. Perry and wife, of reocrd in Book 2904, Page 271; thence along the centerline of said road, S 78 Deg. E 80 Feet to an iron pin; thence leaving the road, S 16 deg. 35 min. W 181 Feet to an iron pin; thence N 87 deg. W 90 Feet to an iron pin at the Southeast corner of said Stevens' Lot; thence N 18 deg. 45 min. E 201 Feet to the point of beginning.

Included in the above description but expressly excluded from this conveyance is that portion of the property conveyed to Metropolitan Government of Nashville & Davidson County by Deed of Record in book 8429, Page 444, said Registers Office.

Being the same property conveyed to Khalil Khwaga and Aman Khwaga, Tenants in Common, by Special Warranty Deed from Jesse Brown, Secretary of Veterans Affairs, an Officer of the United States of America, dated October 22, 1993 and of record in Book 9138, Page 783, Register's Office for Davidson County, Tennessee.

0284051
IDENTIFICATION REFERENCE

97 MAR 18 A 11:43
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

This is improved property located and known as 2635 Smith Springs Road, Nashville, Davidson County, Tennessee 37217.

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

Witness my hand this the 31st day of January, 1997.

SILAPHET KHWAGA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned Notary Public in and for said County and State, the within named Silaphet Khwaga 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 within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 31st day of January, 1997.

NOTARY PUBLIC

My Commission Expires: 9-18-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is none.

AFFIANT

Subscribed and sworn to before me this 26th day of February, 1997.

NOTARY PUBLIC

My Commission Expires: 7-16-97