This Instrument prepared by:
TED F. WALKER
Attorney at Law
1820 Parkway Towers
Nashville, Tennessee 37219
Telephone: 615-244-7707

BOOK 10389 PG 686

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map & Par. #
Gina Leslie Flanigan 4501 Stoneview Drive Antioch, TN 37013	Same	165-13-O-A-57 2D78355

Mail

KNOW ALL MEN BY THESE PRESENTS:

That Shawn B. Flanigan, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed February 14 1997, in the Fourth, Circuit Court for Davidson County, Docket Number 97D-467, between GINA LESLIE FLANIGAN, Plaintiff
vs.
SHAWN BRIAN FLANIGAN, Defendant
does hereby demise, release and forever quitclaim unto the said Gina Leslie Flanigan, 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:

Land in Davidson County, Tennessee, being Lot No. 353 on the Plan of Section 4, Peppertree Forest, P.U.D., of record in Plat Book 7900, page 426, Register's Office for said County, to which reference is made for a more complete description.
BEING the same property conveyed to Shawn B. Flanigan and Gina Perez, unmarried persons, by deed from Allen Earps and wife, Betty Earps, of record in Book 9062, page 377, Register's Office for Davidson County, Tennessee.
The said Gina Leslie Flanigan hereby assumes, agrees to pay, and agrees to hold Shawn B. Flanigan harmless from one Deed of Trust Note in favor of Tennessee Mortgage Corporation, said note bearing an original unpaid principal balance of $62,418.00. Note is evidenced by a Deed of Trust of record in Book 9862, page 380, Register's Office for Davidson County, Tennessee. The mortgage was subsequently assigned to Norwest Mortgage, to whom payment shall now be made by Gina Leslie Flanigan.

GINA LESLIE FLANIGAN AND GINA PEREZ IS ONE AND THE SAME PERSON.

0354 03/24 0101 03CHECK 8.00
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.
This is improved property known as: 4501 Stoneview Drive, Antioch, TN 37013.
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 13 day of February, 1997.

Shawn B. Flanigan
SHAWN B. FLANIGAN

DEPOSITED BY:

BOOK 10389 PG 687

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named SHAWN B. FLANIGAN, 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 13 day of Feb, 1997.

NOTARY PUBLIC

My Commission expires:
MY COMMISSION EXPIRES MAY 24 1997

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STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

GINA LESLIE FLANIGAN
AFFIANT

Sworn to and subscribed before me this 3rd day of March, 1997.

NOTARY PUBLIC

My Commission expires:

11/27/99.

97 MAR 24 PM 2:22
FILED FOR RECORD
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0285983

This instrument prepared from information provided by parties.