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

Address New Owner(s):	Send Tax Bills To	Map-Parcel Number
Sandra S. Wallace 616 Copperfield Court Brentwood, TN 37027	Boatman's National Mort. 4041 Knight Arnold Road Memphis, TN 38115	172 1A 125 00

QUITCLAIM DEED

For no monetary consideration and pursuant to the terms of a decree of absolute divorce in the Second Circuit Court for Davidson County, Tennessee, at Nashville, styled, Herman Lynn Wallace v. Sandra Lee Wallace, bearing Docket No. 97D-85, Herman Lynn Wallace, quitclaims, transfers and conveys to Sandra Lee Wallace, 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, Herman L. Wallace, ("GRANTOR"), by these presents do hereby quitclaim and convey, subject to the restrictions set for herein, unto Sandra S. Wallace, 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, begin lot no. 125 on the plan of Copperfield Revised, of record in Plat Book 6900, Pages 555-559, Register's office for Davidson County, Tennessee, to which reference is made for a more particular description.
>
> This description is the same description used on the prior deeds of record.
>
> Subject to restrictive covenants in Book 7071, Page 482, and in Book 7208, Page 889; and all matters shown on the plan of record.
>
> Being the same property conveyed to Herman L. Wallace and wife Sandra S. Wallace by deed from Zaring Homes, Inc., Trustee, an Ohio Corporation, of record in Book 8697, Page 584, Register's Office for Davidson County, Tennessee.

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 616 Copperfield Court, Brentwood, Tennessee 37027.

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

AND NOW, I, the said Herman L. Wallace, do hereby quitclaim and convey unto Sandra S. Wallace, 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 Herman L. Wallace and Herman Lynn Wallace being one and the same person.

The said Sandra S. Wallace and Sandra Lee Wallace being one and the same person.

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

Herman Lynn Wallace
HERMAN LYNN WALLACE

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, Herman Lynn Wallace, 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 July, 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.

Herman Lynn Wallace
AFFIANT

Subscribed and sworn to before me
this 3rd day of July, 1997.

Cynthia W. Sharp
NOTARY PUBLIC

My Commission Expires: 1/20/99

032434
IDENTIF. & REFERENCE

97 JUL -9 PM 12:10

[illegible] REGISTER
DAVIDSON COUNTY, TN.

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