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
Susan Diane Pierce 4285 Bernard Road Joelton, TN 37080	First American National Bank P.O. Box 241954 Memphis, TN 38124-1954	Map 29 Parcel 266

QUITCLAIM DEED

For no monetary consideration and pursuant to the terms of a decree of absolute divorce in the Fourth Circuit Court for Davidson County, Tennessee, at Nashville, styled, Susan Diane Pierce v. Vernon Carlton Pierce, bearing Docket No. 95D-3297, Vernon Carlton Pierce, quitclaims, transfers and conveys to Susan Diane Pierce, 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, Vernon Carlton Pierce, ("GRANTOR"), by these presents do hereby quitclaim and convey, subject to the restrictions set for herein, unto Susan Diane Pierce, 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 the 14th Civil District of Davidson County, Tennessee being Lot No. 2 on the Plan of Buck Branch Estates of record in Book 5050, page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Vernon C. Pierce and wife, Susan D. Pierce, by deed from Charles A. Newman and wife, Mary Ann Newman by deed in Book 8227, Page 904, 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 4285 Bernard Road, Joelton, Davidson County, Tennessee 37080.

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

AND NOW, I, the said Vernon Carlton Pierce, do hereby quitclaim and convey unto Susan Diane Pierce, 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 Vernon Carlton Pierce and Vernon C. Pierce being one and the same person.

The said Susan Diane Pierce and Susan D. Pierce being one and the same person.

In witness whereof, I have set my name this the 18th day of July, 1997.

Vernon Carlton Pierce
VERNON CARLTON PIERCE

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, Vernon Carlton Pierce, 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 18th 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.

Lisa D. Pierce
AFFIANT

Subscribed and sworn to before me this 21st day of July, 1997.

Cynthia W. Sharp
NOTARY PUBLIC

My Commission Expires: 1/20/99

TAX 97 21 0.01 RECD

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IDENTIFICATION REFERENCE