This instrument was prepared by:
John J. Hollins, Sr.
Hollins, Wagster & Yarbrough, P.C.
424 Church Street, Suite 2210
Nashville, TN 37219

Book 10540 Pg 744

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO.: |
|---|---|---|
| Lorelei A. Kopansky<br>811 Timber Lane<br>Nashville, Tennessee 37215 | Same | Map 117-2 (Tract 1)<br>Parcel #52<br>Map 116-15 (Tract 2)<br>Parcel #27 |

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

Lorelei A. Kopansky
Lorelei A. Kopansky

Sworn to and subscribed before me this 24th day of July, 1997.

Bernice B Crossin
Notary Public

My commission expires:
3-24-01

PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Marital Dissolution Agreement incorporated in the Final Decree in the Second Circuit Court for Davidson County, Tennessee, in the case of Lorelei A. Kopansky v. Terrence M. Kopansky, Appearance No. 96D-2612, Terrence M. Kopansky has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Lorelei A. Kopansky, her heirs, successors, and assigns, all his right, title and interest, marital or otherwise, in and to certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT ONE: A tract of land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Farm Lands of Samuel Watkins' deceased, as of record in Book 57, page 16, Register's Office for said County, and part of Lot No. 32 on the Plan of Forest Park Land Improvement Company's Subdivision, as of record in Book 161, page 144, said Register's Office, being Lot No. 18 of Block 5 on the Plan of the Stokes Tract, not of record, described as follows:

Beginning in the easterly margin of Maplewood Avenue at the southwest corner of the property conveyed to Mrs. Bernice B. Trimble by deed from Hattie Hampton Swann, et al., of record in Book 770, page 338, said Register's Office; thence with the south line of said Trimble lot, east 206 feet to an iron pin; thence south 100

feet to an iron pin; thence west parallel to the southerly line of said Trimble lot 206 feet to an iron pin in the easterly margin of said Maplewood Avenue, now Timber Lane; thence 100 feet to the beginning.

Being the same property conveyed to Terry M. Kopansky and wife, Lorelei A. Kopansky, by deed from W.D. Glenn and wife, Adalee Baxter Glenn, of record in Book 4919, page 217, Register's Office for Davidson County, Tennessee.

* * * BOOK 10540 PG 745

TRACT TWO: Land in Davidson County, Tennessee, being Reserved Parcel "A" on the Resubdivision of Lot 10 and part of Lot 11 of A Development of Stokes Tract, recorded June 19, 1980, of record in Book 5190, page 422, Register's Office for said County, Tennessee, and more particularly described according to a survey done by Barry Greer and Associates, Registered Land Surveyors, as follows:

Beginning at an iron pin set at the Northeast corner of Lot 18, as shown on the Plan of "A Development of the Stokes Tract," as of record in Book 974, page 024, Register's Office for Davidson County, Tennessee, and proceeding as follows: South 85° 22' East, a distance of 30.00 feet to a point; thence South 03 ° 28' West 99.38 feet to a point; thence North 85° 56' West 30.00 feet to a point; thence North 03° 28' East a distance of 99.69 feet to the beginning.

Being the same property conveyed to Terrence M. Kopansky and wife, Lorelei A. Kopansky by deed from John M. Gould, (unmarried), of record in Book 5628, page 566, said Register's Office for Davidson County, Tennessee.

These combined tracts are improved property known as 811 Timber Lane, Nashville, Davidson County, Tennessee 37215.

This property is conveyed expressly subject to all existing restrictions and easements of record as may affect the property.

WITNESS my hand this 22 day of July, 1997.

Terrence M. Kopansky

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Matt Little, a Notary Public in and for said County and State, the within named Terrence M. Kopansky, the bargainor, with whom I am personally acquainted, (or proved himself to be upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of July, 1997.

Matt Little
Notary Public

MATT LITTLE NOTARY PUBLIC AT LARGE DAVIDSON CO.

My commission expires:

Jan 27 2001

97 JUL 24 AM 10:17
PICK-UP
97029729