BK 10595 PG 192

This instrument prepared by:
SHERRY H. GOODWIN, ESQ.
845 Bell Road, Suite 109
Nashville, TN 37013
(615) 731-2800

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number:
Kathy J. Nance 1653 Stewarts Ferry Pike Hermitage, TN 37076	Same	Map 110 Parcel 152 04D 19495

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, styled Kathy Jean Nance vs. David Anthony Nance, bearing Docket No. 97D-1464, David A. Nance hereby quitclaims, transfers and conveys unto Kathy J. Nance, 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 as follows:

BEING Tract No. 2 on the Plan of Ewin Wright Lands, not of record; being all of the property described in Deed Book 7983, Page 914 and further described according to a survey made by Wright & Associates, dated August 8, 1990 as follows:

Said Tract No. 2 begins at a point in the centerline of Stewarts Ferry Pike, the same point being the southeasterly corner of Tract No. 3 on said survey; thence north 3 deg. 33' 30" east a distance of 675 feet to a point being the northeasterly corner of Tract No. 3 on said survey; thence south 86 deg. 26' 30" east 200 feet to a point; being the northwest corner of Tract No. 1 on said survey; thence south 3 deg. 33' 30" west 675 feet to a point in the centerline of Stewarts Ferry Pike, being the southwest corner of Tract No. 1 on said survey; thence with the centerline of said Stewarts Ferry Pike north 86 deg. 26' 30" west a distance of 200 feet to the point of beginning and containing 3.1 acres more or less.

Being the same property conveyed to Ty H. Osman by Deed from Richard D. Malone and wife, Delois A. Malone of record in Book 7983, Page 236 & corrected in Deed Book 7983, Page 914, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to David A. Nance and wife, Kathy J. Nance by deed from Ty H. Osman and wife, Nancy J. Osman, of record in Book 8186, Page 469, Register's Office for Davidson County, Tennessee.

This is improved property known as 1653 Stewarts Ferry Pike, Hermitage, Tennessee.

The said David A. Nance and David Anthony Nance being one and the same person. The said Kathy J. Nance and Kathy Jean Nance being one and the same person.

In witness whereof, I have set my name this the 13 day of AUGUST, 1997.

DAVID A. NANCE

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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, David A. Nance, the Grantor, with whom I am personally acquainted, or proved to be 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 13th day of August, 1997.

Margaret E. Garrett
NOTARY PUBLIC

My Commission Expires: 11-23-99

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR SURVEY AND THE PREPARER HEREOF MAKES NO REPRESENTATION OF THE TITLE OR ACCURACY OF DESCRIPTION.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This transfer is exempt from tax pursuant to T.C.A. Section 67-4-409(1)(3)(A) and (4), and no oath of value shall be required.

_____
AFFIANT

Subscribed and sworn to before me this _____ day of _____, 1997.

PICK-UP

_____
NOTARY PUBLIC

My Commission Expires: _____

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IDENTIFICATION REFERENCE