BOOK 10782 PG 652

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
2700 First American Center
Nashville, Tennessee 37238

QUITCLAIM DEED

Address of New Owner, As Follows:	Send Tax Bills To:	Map and Parcel Numbers:
Jeffrey Donald Hilburn 2944 Owendale Drive Antioch, TN 37013	Jeffrey Donald Hilburn 2944 Owendale Drive Antioch, TN 37013	Map No. 150-9 Parcel No. 91

Mail

FOR AND IN CONSIDERATION of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, VIRGINIA MARIE HILBURN ("Grantor"), does hereby quitclaim and convey unto JEFFREY DONALD HILBURN ("Grantee"), his heirs, successors and assigns, all of her right, title and interest in and to the following-described property:

> Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Forest View Park, Section IV, Phase One, of record in Plat Book 5800, page 289, amended in Book 6220, page 646, Said Register's Office, to which plan reference is hereby made for a more complete legal description.
>
> This conveyance is subject to, among other things, restrictive covenants of record in Book 6312, Page 609, said Register's Office easements sand setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein, and the assumption by Grantee of the Deed of Trust of record in Book 7092, page 826 said Register's Office.
>
> Being the same property conveyed to Jeff Hilburn from Kevin C. Hobgood, and wife Susan Hobgood by Warranty Deed in Book 8589, page 797 in Register's Office of Davidson County, Tennessee.

All the right, title and interest in the afore mentioned property has now been divested out of Grantor and vested into Grantee as separate property.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY D. HILBURN & WIFE VIRGINIA M. HILBURN BY QUITCLAIM DEED RECORDED IN BOOK 9164 PAGE 229, R.O.D.C.

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IN WITNESS WHEREOF, the undersigned have executed this instrument on this 23rd day of January, 1998.

Virginia Marie Hilburn
VIRGINIA MARIE HILBURN

STATE OF Tennessee)
)
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Virginia Marie Hilburn, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of January, 1998.

Mary Jan Draine
Notary Public

My Commission Expires: 5/23/98

0397292

IDENTIFICATION

FEB -4 PM 1:45

The actual consideration for this transfer is $7,000.00.

Affiant

Subscribed and sworn to before me
this 4th day of February, 1998.

Yvonne Hill
Notary Public

My Commission Expires: 3-27-99

9725 02/04 0101 01CASH 2

9.00