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PICK-UP

98 MAR 30 AM 11:57

DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04 18253

This Instrument prepared by:
TED F. WALKER
Attorney at Law
1820 Parkway Towers
404 James Robertson Pkwy
Nashville, Tennessee 37219
Telephone: 615/244-7707

QUIT CLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO;	MAP & PAR. #
DALNEVA COUSIN 743 Moorman's Arm Road Nashville, TN 37207	SAME	Map 59 14 59

KNOW ALL MEN BY THESE PRESENTS:

That Robert Cousin, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed February 9, 1998, in the Second Circuit Court for Davidson, Tennessee, Docket No. 98D-373
between
DALNEVA NORTHINGTON COUSIN, Plaintiff
vs.
ROBERT ANTHONY COUSIN, Defendant
does hereby demise, release and forever quitclaim unto the said Dalneva Cousin, her heirs, successors and assigns, all of his title, interests and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 12th, formerly 21st, Civil District of Davidson County, Tennessee, being known as Lot No. 7 on the Plan of Part of the Joseph Stocker Tract, not of record, and described according to a copy of a survey made May 14, 1952, by George W. Watkins, Surveyor as follows:
Beginning at a point on the southerly margin of Moorman's Arm Road, 753 feet easterly from an iron pin in the easterly margin of Buena Vista Pike, being the common corner of Lots 7 and 8; thence with the line between said lots, South 23 degrees 30' West 100 feet to the common corner of Lots 6 and 7; thence with the line between said lots, North 23 degrees 31' West 436 feet to a point in the south margin of Moorman's Arm Road; thence with the margin of said Road, North 66 degrees 30' East 100 feet to the point of beginning. Being a 1.03 acre tract, more or less, identified by the County Tax Maps as Map No. 59-14, Parcel 59.

Being the same property conveyed to Robert Cousin and wife, Dalneva Cousin by Deed from Robert L. Stout and wife Yvonne Stout and Kathryn B. Finley of record in Book 8778, page 469, Register's Office for Davidson County, Tennessee.

The said Dalneva Cousin hereby assumes, agrees to pay and agrees to hold Robert Cousin harmless from one Deed of Trust in favor First American Nation Bank, said note bearing an original unpaid principal balance of $87,000.00. Note is evidenced by a Deed of Trust of record in Book 9658, page 941, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.
This improved property known as: 743 Mooremans Arm Road, Nashville, TN 37207.
Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this 7 day of March, 1998.

ROBERT COUSIN

STATE OF TENNESSEE)
)
COUNTY OF)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named ROBERT COUSIN, the Bargainor, with whom I am personally acquainted, and who acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 7th day of March, 1998.

NOTARY PUBLIC

My commission expires: _____.

****

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

DALNEVA COUSIN
AFFIANT

Sworn to and subscribed before me this 24 day of March, 1998.

2308 03/30 0101 01CASH 5.00

NOTARY PUBLIC

My Commission Expires: July 21, 1999

This instrument prepared from information provided by parties.