BOOK 10869 PG 195

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. #
Barbara Faye Birdwell 900 Ridgewest Hermitage, TN 37076	SAME	74-4 89 4D 66M31

KNOW ALL MEN BY THESE PRESENTS:

That Ronnie L. Birdwell for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed February 17, 1998, in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 98D-451
between
RONNIE LEE BIRDWELL, Plaintiff
vs.
BARBARA FAYE BIRDWELL, Defendant
does hereby demise, release and forever quitclaim unto the said Barbara F. Birdwell, 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:

Being Lot No. 46 on the Plan of Hermitage Hills, Section 12, of record in Plat Book 4675, page 125, Register's Office for Davidson County, Tennessee.

Lot No. 46 is a corner lot and fronts 69.57 feet on the southerly margin of Hermitage Ridge and fronts 124.59 feet on the westerly margin of Ridge West, said frontages being joined by a curve measuring 39.78 feet. The southerly line extends back 65.1 feet where it intersects the northwesterly line measuring 150.0 feet thereon.

Being the same property conveyed to Ronnie L. Birdwell and wife Barbara F. Birdwell, by deed from Jack Williams Const. Co., Inc., of record in Book 5340, page 266, Register's Office for Davidson County, Tennessee.

The said Barbara F. Birdwell hereby assumes, agrees to pay and agrees to hold Ronnie L. Birdwell harmless from one Deed of Trust Note in favor Mercantile Mortgage Company, said note bearing an original unpaid principal balance of $33,250.00. Note is evidenced by a Deed of Trust of record in Book 5340, page 268, Register's Office for Davidson County, Tennessee. The mortgage was subsequently assigned to Glendale Federal, to whom payment shall now be made by Barbara F. Birdwell.

THIS IS HE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.

This improved property known as: 900 Ridgewest, Hermitage, TN 37076.

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

0420624
IDENTIF. & REFERENCE
98 APR -2 PM 2:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 199_.

Ronnie L Birdwell
RONNIE L. BIRDWELL

CHERRI R. GREEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
)
COUNTY OF)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named RONNIE L. BIRDWELL 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 Madison March 27, Tennessee, this 27 day of March, 1998.

Cherri R. Green
NOTARY PUBLIC

My Commission expires:
My Commission Expires MAY 27, 2001.

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STATE OF TENNESSEE)
)
COUNTY OF)

The actual consideration on this transfer is $0.

Barbara F. Birdwell
BARBARA F. BIRDWELL
AFFIANT

Sworn to and subscribed before me this 27 day of March, 1998.

CHERRI R. GREEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Cherri R. Green
NOTARY PUBLIC

My Commission Expires:
My Commission Expires MAY 27, 2001.

This instrument prepared from information provided by parties.

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