This Instrument Prepared By:
Charlotte U. Fleming
607 S. Locust Street
Springfield, Tennessee 37172
(615) 384-7750
(From Information Supplied:
No Title Examination)

QUITCLAIM DEED

Address of New Owner	Send Tax Bills to:	Map/Parcel
Maryaltani Karpos 721 Baugh Road Nashville, Tennessee 37221	SAME	142-10 89.00

FOR AND IN CONSIDERATION in conjunction with a divorce in case number 98D-858, Fourth Circuit Court of Davidson County, Tennessee, the receipt of which is hereby acknowledged, the undersigned **DONALD P. SIMMONS** conveys and quitclaims unto **MARYALTANI KARPOS**, all his right, title and interest, marital or otherwise, in and to the following described real property to wit:

> Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Green Meadows, Section 1, of record in Plat Book 5050, Page 92, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Janice K. Luna by deed of record in Book 8724, Page 718, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing restrictions and easements of record.
>
> Bennett Alan Dicke joins in this conveyance, with the consent of the grantor spouse for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by lew in the property.

And now, I, **DONALD P. SIMMONS**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey my property interest unto **MARYALTANI KARPOS**, her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth;

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to **MARYALTANI KARPOS**, her heirs and assigns, forever.

IN WITNESS WHEREOF, the Grantor, DONALD P. SIMMONS, has hereunto set her hand on this the 27th ~~day~~ of March, 1998.

DONALD P. SIMMONS

STATE OF TEXAS)
:
COUNTY OF Tarrant)

Personally appeared before me, Donald P. Simmons, a Notary Public in and for said County and State, the within named **DONALD P. SIMMONS**, the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NationsBank, ~~Tennessee~~ Texas this 27 day of March, 1998.

TERI L. WRIGHT
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 10-28-98

NOTARY PUBLIC

My Commission Expires: 10/28/98

I hereby swear or affirm that the actual consideration for this ~~transfer~~ is the covenants contained in the divorce decree.

AFFIANT

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

REGISTER or NOTARY PUBLIC

My Commission Expires: 10/28/98

TERI L. WRIGHT
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 10-28-98

0424032
IDENTIFICATION REFERENCE
98 APR -9 PM 3:07
FELIX A. LIEBERMAN, REGISTER
DAVIDSON COUNTY, TN.

2480 04/09 01:01 03CHECK 12-00