0480757

IDENTIF. & REFERENCE

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

98 AUG 28 AM 9:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 11085 PAGE 975

QUIT CLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO;		MAP & PAR. #
WILLIAM JOSEPH PRITCHARD 5811 Maxon Avenue Nashville, TN 37209	SAME	91-10-290 8DA-22335

Mail

3199 08/28 0101 03CHECK 10.00

KNOW ALL MEN BY THESE PRESENTS:

That NINA BETH PRITCHARD, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed 8.17.98, in the 4th Circuit Court for Davidson, Tennessee, Docket No. 98D2455 between
WILLIAM JOSEPH PRITCHARD, Plaintiff
vs.
NINA BETH PRITCHARD, Defendant
does hereby demise, release and forever quitclaim unto the said William J. Pritchard his heirs, successors and assigns, all of her 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 Davidson County, Tennessee, being part of Lot "D" on the map of Holman Heights Vernon's and Lovell's Subdivision of Blocks 13 to 17 inclusive of the B.F. Cockrell Farm, of record in Book 332, page 7, Register's Office for said County and further described according to a Mortgage Loan Inspection by John Kohl & Company, P.C. Registered Land Surveyor, Tennessee No. 100, dated September 26. 1990, file No. 8578-P-175 as follows:
BEGINNING at the intersection of the center lines of Maxon Avenue and Lovell Street, thence with the center of Maxon Avenue, North 69 degrees West 120 feet to the Northeast corner of the property conveyed to Jimmie D. Whittington by deed of record in Book 4064, page 695, said Register's Office; thence with Whittington's easterly line South 20 degrees 40 minutes West 128 feet to a point, thence eastwardly 120 feet more or less, to the center of Lovell Street; thence with the center of Lovell Street, North 21 degrees East 128 feet to the point of beginning.

Being the same property conveyed to William J. Pritchard and spouse, Nina B. Pritchard, of record in Book 8219, page 351, Register's Office for Davidson County, Tennessee.

The said William J. Pritchard hereby assumes, agrees to pay and agrees to hold Nina B. Pritchard. harmless from one Deed of Trust in favor First American National Bank, said note bearing an original unpaid principal balance of $60,000.00. Note is evidenced by a Deed of Trust of record in Book 11033, page 583, Register's Office for Davidson County, Tennessee. The mortgage was subsequently assigned to Sebring Capital Corporation, to whom payment shall now be made by William J. Pritchard.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.
This improved property known as: 5811 Maxon Avenue, Nashville, TN, 37209.

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 11 day of August, 1998.

Nina B. Pritchard
NINA B. PRITCHARD

STATE OF TENNESSEE)
)
COUNTY OF)

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

WITNESS MY HAND and official seal at Nash, Tennessee, this 11 day of Aug, 1998.

Dwight W. Roberts
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission expires:
Jan 26, 2002

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STATE OF TENNESSEE)
)
COUNTY OF)

The actual consideration on this transfer is $0.

William J. Pritchard
WILLIAM J. PRITCHARD
AFFIANT

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Sworn to and subscribed before me this 11 day of Aug, 1998.

Dwight Roberts
NOTARY PUBLIC

My Commission Expires:
Jan 26, 2002

This instrument prepared from information provided by parties.