0487015

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 SEP 11 PM 3:43

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

BOOK 11109 PAGE 476

QUIT CLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO;	MAP & PAR. #
Rudolph V. Burns	SAME	176-5-B
201 Wildgrove Court		18co
Antioch, TN 37013		2D77807

KNOW ALL MEN BY THESE PRESENTS:

That Laura G. Burns, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed August 19, 1998, in the Fourth Circuit Court for Davidson, Tennessee, Docket No. 98D-2508
between
RUDOLPH VALENTINO BURNS, Plaintiff
vs.
LAURA GRACE BURNS, Defendant
does hereby demise, release and forever quitclaim unto the said Rudolph V. Burns 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:

Being Lot No. 113 on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, page 885, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof

Being the same property conveyed to Rudolph V. Burns, by Deed from Butler Construction, LLC, of record in Book 10857, page 14, Register's Office for Davidson County, Tennessee.
Subject to restrictions of record in Book 9678, page 187; Bylaws of record in Book 7932, page 648 and corrected at Book 9616, page 470; Book 9616, page 479; Book 9678, page 213; and Book 9764, page 44, said Register's Office.
This conveyance is subject to any and all existing easements of record.
The said Rudolph V. Burns hereby assumes, agrees to pay and agrees to hold Laura G. Burns, His Wife harmless from one Deed of Trust Note in favor Franklin American Mortgage Co, said note bearing an original unpaid principal balance of $136,323.00. Note is evidenced by a Deed of Trust of record in Book 10857, page 17, Register's Office for Davidson County, Tennessee. The mortgage was subsequently assigned to North American Mortgage, to whom payment shall now be made by Rudolph V. Burns.
THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.
This improved property known as: 201 Wildgrove Court, Antioch, TN, 37013.

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 3 day of Sept., 1998.

Laura G. Burns

LAURA G. BURNS

STATE OF Ohio)
)
COUNTY OF Franklin)

MICHAEL J. APPELT
Notary Public, State of Ohio
My Commission Expires
8-29-2000
Certificate #155984

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Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named LAURA G. BURNS, 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 Mail Boxes Etc., ~~Tennessee~~, this 3 day of Sept., 1998.
Gahanna Ohio

NOTARY PUBLIC

My Commission expires:
8 29 2000.

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STATE OF TENNESSEE)
)
COUNTY OF)

The actual consideration on this transfer is $0.

RUDOLPH V. BURNS
AFFIANT

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

NOTARY PUBLIC

My Commission Expires:
July 27, 2002.

AMANDA J. DURHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 27, 2002

This instrument prepared from information provided by parties.

9886 09/11 0101 03CHECK 10.00