THIS INSTRUMENT PREPARED BY:
RICHARD E. NORMAN, JR., ATTORNEY AT LAW
4220 Nolensville Road, Nashville, TN. 37211
(615) 834-4300

QUITCLAIM DEED

New Owner:	Send Tax Bills:	Map & Parcel Nos.
Sandra K. Powell 4970 Karen Ray Drive Antioch, TN. 37013	National Mortgage Co. 4031 Knight Arnold Rd. Memphis, TN. 38118	162-3-176 05DU-50470

For and in Consideration of a Final Decree of Divorce in the Circuit Court for Davidson County, Tennessee, Docket No. 98D-1720, of which is hereby acknowledged, James W. Powell, by these presents do hereby quitclaim and convey unto Sandra K. Powell, her successors and assigns all my interest, right, and title in and to the following described tract of land in Davidson County, Tennessee, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 7 on the plan of Section Four, Apache Hills, of record in Book 4460, page 60, Register's Office for said County.
>
> SAID Lot 7 fronts 65.0 feet on the easterly margin of Karen Ray Drive and extends back 124.37 feet on the northerly line and 124.31 feet on the southerly line to a dead line in the rear, measuring 65.0 feet thereon.
>
> BEING the same property conveyed to Sandra K. Powell and husband, James W. Powell, of record in Book 8198, page 140, Registers Office for Davidson County, Tennessee.
>
> This conveyance is subject to Restrictive Covenants of record in Book 4564, page 724, and easements and conditions as set forth on the above plan record, all of which are recorded in the Register's Office for Davidson County, Tennessee.
>
> Said conveyance subject to the indebtedness thereon.
>
> Said conveyance being made in consideration of a Final Decree of Divorce in the Circuit Court for Davidson County, Tennessee, styled **SANDRA KAY POWELL v. JAMES WILLIAM POWELL, under Docket Number** 98D-1720.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ -0-.

James W. Powell
Affiant

Subscribed and sworn to before me this the 1st day of June, 1998.

My Commission Expires:

1-24-99

Notary Public

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

Witness my hand this the 1st day of June, 1998.

James W. Powell
James William Powell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, James William Powell, the within name bargainor, 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 Nashville, Tennessee, this the 1st day of June, 1998.

My Commission Expires:

1-24-99

Notary Public

quictdrn
ibmren98

0490141
IDENTIF. ↑ REFERENCE

98 SEP 21 PM 1:35
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

3338 09/21 0101 01CASH 10.00