This Instrument Prepared by:
BILL EASTERLY
530 Church Street, Suite 301
Nashville, Tennessee 37219-2324
(615) 244-2222

BOOK 11305 PAGE 186

The actual consideration or value whichever is greater for this transfer is $ 0.00.

Antonio Alberto Romero, Jr.
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 13 day of January, 1998.

NOTARY PUBLIC

My Commission Expires:
9/28/2002

0539029
IDENTIF. & REFERENCE
99 JAN 20 PM 4:21
BILL GAS... REGISTER
DAVIDSON COUNTY, TN.

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.**
Antonio Alberto Romero, Jr. 8225 Londonberry Road Nashville, Tennessee 37221	SAME	141-15-0-D 212.00Co

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Second Circuit Court for Davidson County, Tennessee, I, **Phadra Ann Romero,** by these presents do hereby quitclaim and convey unto **Antonio Alberto Romero, Jr.**, to his heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 212 on the Plan of Phase III-B, "Sheffield" on the Harpeth, of record in Book 7900, Page 443, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Antonio A. Romero and wife, Phadra A. Romero, by warranty deed from Phillips Builders, Inc., a Tennessee corporation, of record in Deed Book 9203, Page 132, Register's Office for said County.

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

Witness my hand this 20th day of January, 1998.

Phadra Ann Romero

Phadra Ann Romero

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Phadra Ann Romero**, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of January, 1998.

Shannon Ashley Clancy

NOTARY PUBLIC

My Commission Expires:

11/28/98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

5190 01/20 0101 03CHECK 10.00