THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MAIL

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled Gary Earl Sipe vs. Angel Faith Patterson Sipe, No. 94D 4123, Fourth Circuit Court for Davidson County, Tennessee, and that there was no other consideration given for the transfer.

Gary Earl Sipe
Affiant

Sworn to and subscribed before me this the 16th day of February, 1999.

Mitchell A Watts
Notary Pubic

My commission expires: 9-24-2001

ADDRESS NEW OWNER

Gary Earl Sipe
5077 Brick Church Pike
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO

FT Mortgage Companies
P.O. Box 146
Memphis, Tennessee 38101

MAP & PARCEL NOS.

Map 24
Parcel 158

QUITCLAIM DEED

FOR AND IN CONSIDERATION of zero (***0.00) Dollars, and in accordance with the terms and conditions of the Divorce Decree and Marital Dissolution Agreement in that certain case styled Gary Earl Sipe vs Angel Faith Patterson Sipe, No. 94 D 4123, Fourth Circuit Court for Davidson County, Tennessee,

I, Angel Faith Clark, hereby quitclaim and convey to Gary Earl Sipe his successors and assigns, all right, title and interest that I may have in and to certain land in Davidson County, Tennessee, more particularly described as follows, to wit:

BEING land in the 10th Civil District of said county surveyed and drawing by Jones and Moore Co., Inc. dated March 12, 1984.

BEGINNING at an iron pin lying in the J. Robert McCasland's North line, the same being the southeast corner of Barbara Drake; thence with Drake N. 3 deg. 00' E. 697.0 feet to an iron pin; thence with W.E. and Ruth Sipe S. 86 deg. 30' E. 782.0 feet to an iron pin lying in the Lane Property west line; thence with Lane and a fence S. 2 deg. E. 72.0 feet to a fence post corner; thence with J. Robert McCasland to point as follows: S. 75 deg. 00' W. 575.2 feet to an iron pin; thence S. 17 deg. 00' W. 224.0 feet to an iron pin; thence S. 43 deg. 00" W. 291.0 feet to the beginning, containing 5.00 acres.

BEING the same property conveyed to Gary Earl Sipe by deed from Ruth McCasland Sipe and husband W.E. Sipe, of record in Book 6253, page 544, Register's Office for Davidson County, Tennessee; the said Gary Earl Sipe having since conveyed his interest in said

property to Gary Earl Sipe and wife, Angel Faith Sipe by instrument of record in Book 8575, page 50, Register's Office for Davidson County, Tennessee; the parties having since divorced and the said Angel Faith Sipe is now known as Angel Faith Clark.

This is improved property known as 5077 Brick Church Pike, Goodlettsville, Tennessee 37072.

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEROF I have hereunto set my hand this 15th day of February, 1999.

Angel Faith Clark
ANGEL FAITH CLARK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ANGEL FAITH CLARK, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15th day of February, 1999.

Mitchell A. Watts
Notary Public

My Commission Expires:

4-24-2001

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

05524.45
IDENTIF. → REFERENCE

99 FEB 24 AM 10:38

REGISTER
DAVIDSON COUNTY, TN.

10.00 CHECK FEE 02/24 0:00 03CHECK 0444