BOOK 11412 PG. 939

SEND TAX STATEMENTS TO:

SAME

NEW OWNER (S)

JOHN WALTER GUIDER
351 FRANKLIN RD
FRANKLIN TN 37064

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES BY:

Patricia A. McDade, Attorney
227 Bridge Street
Franklin, Tennessee 37064
(615) 791-0058

99 APR -1 PM 4:41
FILED CANCELLED REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.

0568881
IDENTIFICATION REFERENCE

MAP/PARCEL:
Map 118-3
Parcel 91

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of one ($1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and pursuant to and in satisfaction of a certain Final Decree of Divorce entered in the cause of CATHY ANN GUIDER VS. JOHN WALTER GUIDER, Docket No. I-98623, in the Circuit Court of Williamson County, Tennessee and pursuant to Tennessee Code Annotated Section 36-4-121, I, CATHY ANN GUIDER, by these presents do hereby remise, release, quitclaim and convey unto JOHN WALTER GUIDER, his heirs and assigns, all of my right, title and interest in and to the following described tract of land and any improvements and appurtenances therein lying, located and being in Davidson County, state of Tennessee, described as follows, to-wit:

0502 04/01 0101 03CHECK 10.00

Being Lot #3 on the resubdivision of a portion of reserved parcel "A", Section II, Fairground Commercial Park of record in Plat Book 6200, page 308, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an existing iron pin set on the southern right-of-way line Fairground Court, a 50-foot road, said point is the northwest property corner of the herein described tract and the northeast property corner of Lot #2, Section 2 of Fairground Commercial Park as of record in Plat Book 6250, page 394, R.O.D.C., Tennessee and being more fully described as follows:

1. With the southern right-of-way line of Fairground Court, and with a 687.89-foot radius curve to the left, a length of 125.70 feet to an iron pin set; said curve has a chord bearing and distance of S 77° 55' 07" E, 125.53 feet; said point is the northeast property corner of this tract; thence,

2. Leaving the southerly right-of-way line of Fairground Court and and with the common property line of Reserved Parcel A, Section 2 of Fairground Commercial Park, S 17° 19' 16" W, 178.38 feet to an iron pin set; said point is in the northern property line of Melrose Heights Sub-division as of record in Plat Book 1835, page 11, R.O.D.C., Tennessee; said point is the southeast property corner of this tract; thence,

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

3. With the common property line of Melrose Heights Subdivision and this tract, following a fence, N 56° 13' 24" W. 130.34 feet to an existing iron pin; said point is the southeast property corner of Lot #2, Section 2 of Fairground Commercial Park and also being the southwest property corner of this tract; thence;

4. With the common property line of Lot 2 and this tract N 17 19' 16" E, 130.00 feet to the point of beginning and containing 19.033 square feet or 0.44 of an acre, more or less.

Being the same property conveyed to John Guider and wife, Cathy Ann Guider, by warranty deed of record in Book 8755, page 937, Register's Office for Davidson County, Tennessee.

This is improved property known as 517 Fairground Court, Nashville, Tennessee.

John Walter Guider and John Guider are one in the same person.

WITNESS my hand this the 1st day of April, 1999.

Cathy Ann Guider
CATHY ANN GUIDER

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public and for said County and State, the within named CATHY ANN GUIDER, the Bargainor, with whom I am personally acquainted (or whose identity was 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 an official seal at Franklin, Tennessee this 1st day of April, 1999.

Elizabeth Johnson
NOTARY PUBLIC

My Commission Expires:
3/4/01

STATE OF TENNESSEE
COUNTY OF Williamson

The transfer tax on this transfer is exempt under the provisions of Tennessee Code Annotated Section 67-4-409 (4).

John Walter Guider
AFFIANT

Sworn to and subscribed before me this 1st day of April, 1999.

Elizabeth Johnson
NOTARY PUBLIC

My Commission Expires:
3/4/01