STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $21,000.00 (Twenty-One Thousand and no/xx Dollars).

Ronald D Runyeon

Affiant, Ronald Dane Runyeon

Subscribed and sworn to before me, this 19 day of February, 1999.

Susan M. Newman, My commission expires: 7-22-00.

Notary Public

This instrument was prepared by Anna L. Pace, Attorney at Law, 6820 Charlotte Pike, Nashville, TN 37209.

Mail Address of New Owner is as follows: 865 Glendale Lane, Nashville, TN 37204

Send Tax Bills to: 865 Glendale Lane, Nashville, TN 37204.

Map and Parcel: Map 132-9; Parcel 63

99 APR -5 PM 3:42
DAVIDSON COUNTY, TN.

05669469

QUITCLAIM DEED

Whereas, Ronald Dane Runyeon and Vicki R. Runyeon were married as husband and wife and owned a certain tract of land in Davidson County, Tennessee described hereinbelow:

Land in the 7th District of Nashville, Davidson County, Tennessee, being Lot No. 1, Orr Manor subdivision (not of record) as described according to a mortgage loan inspection by Campbell McRae and Associates (Stanley Green McRae, TN R. L. S. #1673) and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Glendale Lane at the common corner of Lots Nos. 1 & 2 Orr Manor subdivision (not of Record); thence along the line between Lots No. 1 & 2 southeasterly 165.5 feet to the common corner of Lots No. 1 & 2 of said Orr Manor subdivision and of Lot 13 Springdale Estates (Book 1835, page 104, R.O.D.C., TN); thence with Lot 13 N 05 degrees, 07 minutes E 149.4 feet to a point in the northerly margin of Pasadena Drive, said point being the common corner of said Lots No. 1 & 13; thence with the northerly margin of Pasadena Drive N 84 degrees 53 minutes W 155.4 feet to a point at the beginning of a 25 foot radius to the curve; thence with said curve 37.3 feet to a point in the easterly margin of Thompson Avenue; thence with said Thompson Avenue northerly 166 feet to a point beginning of a 25 foot radius curve to the right; thence with said curve 24.3 feet to a point in the southerly margin of said Glendale Lane; thence with said southerly margin northeasterly 109.8 feet to the point beginning,

Being the same property conveyed to Ronald D. Runyeon and wife, Vicki R. Runyeon by Warranty Deed from Sara R. Regen, recorded in Book 10621, page 99, said Register's Office for Davidson County, Tennessee.

WHEREAS, pursuant to the Marital Dissolution Agreement dated February ____, 1999, to be incorporated in the Final Decree to be entered by the Second Circuit Court of Davidson County, Tennessee in Runyeon v. Runyeon, Case No. 98D-3741, Grantor and Grantee are to be divorced and all marital bonds between them severed; and

WHEREAS, said Divorce Decree will be final 30 days from the date of entry and the time for appealing said Decree shall expire at that time; and

WHEREAS, in said Divorce Decree, the Court has been requested to approve the Marital Dissolution Agreement between Grantor and Grantee wherein Grantor agreed to convey all of his interest, right, and title in and to the tract of land described hereinbelow.

NOW, THEREFORE, for and in consideration of the sum of $21,000.00 (Twenty-One Thousand and No/100 Dollars) to be paid pursuant to the terms of the Marital Dissolution Agreement which has been signed by the parties and has been requested to be approved in the Divorce Decree, the Grantor, Ronald Dane Runyeon, does hereby convey, remise, release and forever quitclaim unto the Grantee, Vicki R. Runyeon and her heirs and assigns, all of his right title and interest in and to a certain tract of land in DAVIDSON County, Tennessee described as follows:

Land in the 7th District of Nashville, Davidson County, Tennessee, being Lot No. 1, Orr Manor subdivision (not of record) as described according to a mortgage loan inspection by Campbell McRae and Associates (Stanley Green McRae, TN R. L. S. #1673) and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Glendale Lane at the common corner of Lots Nos. 1 & 2 Orr Manor subdivision (not of Record); thence along the line between Lots No. 1 & 2 southeasterly 165.5 feet to the common corner of Lots No. 1 & 2 of said Orr Manor subdivision and of Lot 13 Springdale Estates (Book 1835, page 104, R. O. D. C., TN); thence with Lot 13 N 05 degrees, 07 minutes E 149.4 feet to a point in the northerly margin of Pasadena Drive, said point being the common corner of said Lots No. 1 & 13; thence with the northerly margin of Pasadena Drive N84 degrees 53 minutes W 155.4 feet to a point at the beginning of a 25 foot radius curve to the ; thence with said curve 37.3 feet to a point in the easterly margin of Thompson Avenue; thence with said Thompson Avenue northerly 166 feet to a point beginning of a 25 foot radius curve to the right; thence with said curve 24.3 feet to a point in the southerly margin of said Glendale Lane; thence with said southerly margin northeasterly 109.8 feet to the point beginning,

Being the same property conveyed to Ronald D. Runyeon and wife, Vicki R. Runyeon by Warranty Deed from Sara R. Regen, recorded in Book 10621, page 99, said Register's Office for Davidson County, Tennessee, Husband and Wife having entered into a Marital Dissolution Agreement on February 19, 1999.

Ronald Dane Runyeon

2/19/99, Date

State of Tennessee
County of DAVIDSON

Personally appeared before me, a Notary Public, for said County and State, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposed therein contained. Witness my hand and official seal at office this the 19 day of February 1999.

Susan M. Newman, NOTARY PUBLIC, My Commission Expires: 7-22-00

In witness whereof, I, Susan M. Newman, have set my hand and seal this the 19 day of February 1999.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RECEIPT #0026408 10:00