THIS INSTRUMENT PREPARED BY:
MARTHA CHILD, ATTORNEY AT LAW
4220 Nolensville Road, Nashville, TN. 37211
(615) 834-4300

# QUITCLAIM DEED

| New Owner: | Send Tax Bills: | Map & Parcel Nos. |
|---|---|---|
| Benjamin R. Tyus<br>2905 Owendale Drive<br>Antioch, TN. 37013 | Atlantic Coast Mortgage Co.<br>3975 University Dr.<br>Fairfax, VA. 22030 | MAP 150-5<br>PARCEL 307<br>2D-36694 |

For and in Consideration of A Final Decree of Divorce in the Probate Court for Davidson County, Tennessee, Docket Number 91D-1332, dated March 24, 1992, Dalise C. Tyus, by these presents do hereby quitclaim and convey unto Benjamin R. Tyus, his successors and assigns, all my right, title, and interest in and to the following described real estate, in Davidson County, Tennessee, to wit:

Being Lot No. 1, Forest View Park, Phase One, Section Four of record in Plat Book 5800, page 289, Register's Office for Davidson County, Tennessee, to which plat reference is being made for a more complete legal description.

Being the same property conveyed to Benjamin R. Tyus and wife, Dalise C. Tyus, by deed from Fox Ridge Company, a Limited Partnership, of record in Book 7001, page 793, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 6312, page 609 and Book 6220, page 646, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-ways for public utilities.

This conveyance is being made in consideration of a Final Decree of Divorce in the Probate Court for Davidson County, Tennessee, and styled **DALISE C. TYUS v. BENJAMIN RAY TYUS, DOCKET NO.: 91D-1332.**

This conveyance subject to the indebtedness thereon, if any.

MAIL ENV.

05742265

INDEXING REFERENCE

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CLIFF GARRETT REGISTER
DAVIDSON COUNTY, TN.

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

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

Affiant

Subscribed and sworn to before me this the 13th day of April, 1999.

My Commission Expires:

January 26, 2003

NOTARY PUBLIC

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

Witness my hand this the 13th day of April, 1999.

Dalise C. Tyus

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Dalise C. Tyus, the within name bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 13th day of April, 1999.

My Commission Expires:

January 26, 2003

Jocelyn L. Thomas
Notary Public

quitc-D
3mmc99#2

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