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This instrument prepared by: W. Thomas Schmitz, Attorney
P.O. Box 773
Brentwood, TN 37024-0773

New owner's address:
Robert L. Lucas
4504 S. Trace Blvd.
Old Hickory, TN 37138

Send tax bills to:
GMAC Mortgage Corp.
P.O. Box 569760
Dallas, TX 75356

Map-parcel numbers:
Map 63-12
Parcel 47

mail

QUITCLAIM DEED

FOR AND CONSIDERATION of a Marital Dissolution Agreement, and a Final Decree of Divorce (and no monetary consideration) heretofore entered in the Chancery Court for Wilson County, Tennessee, in Case No. _____, and for the express purpose of creating a fee simple absolute title in my former Husband, Robert L. Lucas, (hereinafter called "GRANTEE"), I, Patricia A. Lucas, GRANTOR, by these presents do hereby quitclaim, transfer, convey unto my former Husband, Robert L. Lucas, the following described tract or parcel of land in Davidson, County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Southfork, Section Two, as of record in Book 6250, page 386, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert L. Lucas and Patricia A. Lucas, both unmarried at time of conveyance, by deed from Lee A. Sanft and wife, Susan M. Sanft of record in Book 8378, page 582, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7539, page 855, Register's Office for said County, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

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

AND NOW, THEREFORE, I, the said Patricia A. Lucas, Grantor, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim, transfer, and convey unto Grantee, Robert L. Lucas, his heirs and assigns, **IN FEE SIMPLE ABSOLUTE** all my right, title and interest, with the appurtenances, estate, title thereto belonging in the said property hereinabove described and set forth, to which reference is here made and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Witness my hand this 12 day of October, 1999.

Patricia A. Lucas

Patricia A. Lucas

The actual consideration of value, whichever is greater, for this transfer is $0.

ACKNOWLEDGMENT

STATE OF TENNESSEE]
COUNTY OF Davidson]

Personally appeared before me, Anita J. Bush, a Notary Public in and for said County and State, Patricia A. Lucas, the within named bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this 12th day of October, 1999.

Anita J. Bush
Notary Public

My commission expires: 1/22/00.

AFFIDAVIT

STATE OF TENNESSEE]
COUNTY OF Davidson]

This transfer is in implementation of a property settlement agreement between divorcing parties.

Patricia A. Lucas
Patricia A. Lucas

Subscribed and sworn to before me this 12th day of October, 1999.

Anita J. Bush
Notary Public

My commission expires: 1/22/00.

Information provided by the parties. Preparer makes no warranty as to encumbrances, liens, or restrictions against the herein described property.

U6500024
RECEIVED
99 OCT 25 PM 3:05
FILED
10.00
99/10/25 0101 01CASH

QUITCLD.30D