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

New owner's address:
Jane E. Gunnels
115 Lakebrink Drive
Nashville, TN 37214

Send tax bills to:
PHH Mtg. Services Corp.
6000 Atrium Way
Mt. Laurel, NJ 08054

Map-parcel numbers:
96-16A-54.00

QUITCLAIM DEED

**FOR AND CONSIDERATION of a Marital Dissolution Agreement, and a Final Decree of Divorce** (and no monetary consideration) heretofore entered in the Circuit Court for Davidson County, Tennessee, in Case No. 99D-2352, and for the express purpose of creating a fee simple absolute title in my former Wife, Jane E. Gunnels, (hereinafter called "GRANTEE"), I, John A. Gunnels, GRANTOR, by these presents do hereby quitclaim, transfer, convey unto my former Wife, Jane E. Gunnels, the following described tract or parcel of land in Davidson, County, Tennessee, to wit:

Land in Davidson County, Tennessee, Being Unit 36 on the First Revision of Larchwood Planned Unit Development, Section Two, Phase One of record in Plat Book 6200, Page 347, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jane E. Gunnels and and William E. Prince, (Father), by deed from Debra A. Decker, unmarried, of record in Book 11439, Page 168, Register's Office, Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 115 Lakebrink Drive, Nashville, TN 37214.

**AND NOW, THEREFORE, I, the said John A. Gunnels, 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, Jane E. Gunnels, her 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 9th day of Nov., 1999.

John A. Gunnels

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

11/05 0101 01 $10.00

10.00



FILED
1999 NOV 9 PM 4:52
PAUL E. PATTERSON
REGISTER
065559

ACKNOWLEDGMENT

STATE OF TENNESSEE]

COUNTY OF Rutherford]

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

Witness my hand and official seal at Smyrna, Tennessee, this 7 day of November, 1999.

Cindy Young
Notary Public

My commission expires: 1-5-2003.

AFFIDAVIT

STATE OF TENNESSEE]

COUNTY OF Rutherford]

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

John A. Gunnels

Subscribed and sworn to before me this 7 day of November, 1999.

Cindy Young
Notary Public

My commission expires: 1-5-2003.

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