This instrument prepared by: W. Thomas Schmitz, Attorney
P.O. Box 773

Brentwood, TN 37024-0773

New owner's address:
John A. Gunnels
2922 Lyncrest Drive
Nashville, TN 37214

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

Map-parcel numbers:
Map and Parcel
96-14-118

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 Husband, John A. Gunnels, (hereinafter called "GRANTEE"), I, Jane E. Gunnels, GRANTOR, by these presents do hereby quitclaim, transfer, convey unto my former Husband, John A. Gunnels, the following described tract or parcel of land in Davidson, County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 774 on the plan of Cloverhill Section IX, of record in Book 2331, page 44, Register's Office for said County.
>
> Said Lot No. 774 fronts 100 feet on the northeasterly margin of Lyncrest Drive and extends back 330.2 feet on the broken easterly line and 272.5 feet on the westerly line to a dead line in the rear, measuring 34 feet thereon.
>
> Being the same property conveyed to John A. Gunnels and Jane E. Prince (aka/Jane E. Gunnels), unmarried at time of conveyance, by deed from Residential Service, Inc., of record in Book 9686, page 582, said Register's Office.
>
> This is property with a common address of 2922 Lyncrest Drive, Nashville, TN 37214.
>
> CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2331, Page 44, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 2401, Page 227, said Register's office; 4) Easement of record in Book 6434, Page 774, said Register's Office.

AND NOW, THEREFORE, I, the said Jane E. 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, John A. Gunnels, 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 17th day of Nov., 1999.

Jane E Gunnels
Jane E. Gunnels

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

11/17/99 0101 03 0101 10

ACKNOWLEDGMENT

STATE OF TENNESSEE]
COUNTY OF Davidson

Personally appeared before me, Andrea Clinard, a Notary Public in and for said County and State, Jane E. Gunnels, 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 Nashville, Tennessee, this 17 day of November, 1999.

Andrea Clinard
Notary Public

My commission expires: Jan 25 2003

AFFIDAVIT

STATE OF TENNESSEE]
COUNTY OF Davidson

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

Jane E Gunnels
Jane E. Gunnels

Subscribed and sworn to before me this 17 day of November, 1999.

Andrea Clinard
Notary Public

My commission expires: Jan 25, 2003

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

FIC $.UP

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MAIL REFERENCE
99 NOV 17 AM 9:39