This Instrument prepared by:
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Nashville, Tennessee 37219
Telephone: 615/244-7707

CK-UP

Instr:200004050034239 Page: 1 OF 2
REC'D FOR REC 04/05/2000 12:06:12PM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

QUIT CLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO; MAP & PAR. #

Stephen Tracy Nickens SAME 091-07-0 111.00
4908 Kentucky Avenue
Nashville, TN 37209

KNOW ALL MEN BY THESE PRESENTS:

That Teresa Karen Nickens, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed 3-29-00, in the Fourth Circuit Court for Davidson, Tennessee, Docket No. 00D-911
between
TERESA KAREN NICKENS, Plaintiff
vs.
STEPHEN TRACY NICKENS, Defendant
does hereby demise, release and forever quitclaim unto the said Stephen Tracy Nickens, his heirs, successors and assigns, all of her title, interests and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the west 20 feet of Lot No. 811, all of Lot No. 813, and the east 15 feet of Lot No. 815 of Block 141, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee Said Lot and parts of said lots adjoin and fronts together 60 feet on the northerly side of Kentucky Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Stephen Tracy Nickens and Teresa Karen Nickens by Deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 9449, page 695, Register's Office for Davidson County, Tennessee.

The said Stephen Tracy Nickens hereby assumes, agrees to pay and agrees to hold Teresa Karen Nickens harmless from one Deed of Trust in favor Saxon Mortgage, Inc. A Virginia Corporation said note bearing an original unpaid principal balance of $35,750.00. Note is evidenced by a Deed of Trust of record in Book 10314, page 461, Register's Office for Davidson County, Tennessee. The mortgage was subsequently assigned to Meritech Mortgage Company, to whom payment shall now be made by Stephen Tracy Nickens.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.
This improved property known as: 4908 Kentucky Avenue, Nashville, TN 37209.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 28 day of March, 2000.

TERESA KAREN NICKENS

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named TERESA KAREN NICKENS, the Bargainor, with whom I am personally acquainted, and who acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at First American Nashville Tennessee, this 28 day of MARCH, 2000.

NOTARY PUBLIC

My Commission expires:
My Commission Expires JAN 25, 2003.

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STATE OF TENNESSEE)
)
COUNTY OF)

The actual consideration on this transfer is $0.

STEPHEN TRACY NICKENS
AFFIANT

Sworn to and subscribed before me this 28th day of March, 2000.

NOTARY PUBLIC

My Commission Expires:
1-27-2001.

This instrument prepared from information provided by parties.