THIS INSTRUMENT WAS PREPARED BY:
KARLA C. HEWITT, ESQ
211 DONELSON PIKE,
SUITE 4
NASHVILLE, TENNESSEE 37214

Instr:200005150048586 Page: 1 OF 2
REC'D FOR REC 05/15/2000 11:06:14AM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is
None

Robert L. Duplichan Jr.
ROBERT L. DUPLICHAN, JR.

Subscribed and sworn to before me on this
3rd day of April, 2000.

Kristi Ann Cook
NOTARY PUBLIC

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Sandra L. Duplichan 6102 Louisiana Avenue Nashville, Tennessee 37209	Life Bank 10540 Magnolia Ave. Suite B Riverside, CA 92505-1814	91-020 141

QUITCLAIM DEED

WHEREAS, ROBERT L. DUPLICHAN, JR. ("Grantor") and SANDRA L. DUPLICHAN ("Grantee") were married as husband and wife and the Husband owned a certain tract of land in Davidson County, Tennessee described hereinbelow:

> Land in Davidson County, Tennessee, being the westerly 35 feet of the easterly 40 feet of lot No. 5, Block 10, Map of Cherokee Park, as of record in Book 161, page 75, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 5 fronts 35 feet on the northerly side of Louisiana Avenue and runs back between parallel lines about 150 feet to an alley.
>
> Being the same property conveyed to Robert L. Duplichan, Jr., a married person, by deed from Cynthia D. Morgan Wade, unmarried, of record in Book 9231, page 773, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to any and all existing easements, restrictions and setback lines of record.

WHEREAS, pursuant to the Divorce Decree dated November 3, 1999, entered by the Court in *Robert L. Duplichan, Jr. v. Sandra Lynn Duplichan*, Second Circuit Court for the State of Tennessee, Davidson County, Case No. 99D-229, Grantor and Grantee were divorced and all marital bonds between them were severed; and

WHEREAS, said Divorce Decree is now final and the time for appealing said Decree has passed; and

WHEREAS, in said Divorce Decree, the Final Decree of Divorce awards to the Wife/Grantee all right, title and interest in and to the tract of land hereinbelow.

NOW, THEREFORE, for and in consideration of the sum of One and No/100 ($1.00) Dollar, cash in hand paid, and pursuant to the terms of said Final Decree of Divorce, Robert L. Duplichan, Jr., the Grantor, does hereby convey, remise, release and forever quitclaim unto Sandra L. Duplichan, the Grantee, her heirs and assigns, all of his right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being the westerly 35 feet of the easterly 40 feet of lot No. 5, Block 10, Map of Cherokee Park, as of record in Book 161, page 75, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 35 feet on the northerly side of Louisiana Avenue and runs back between parallel lines about 150 feet to an alley.

Being the same property conveyed to Robert L. Duplichan, Jr., a married person, by deed from Cynthia D. Morgan Wade, unmarried, of record in Book 9231, page 773, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing easements, restrictions and setback lines of record.

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

Robert L Duplichan Jr

ROBERT L. DUPLICHAN, JR.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT L. DUPLICHAN, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of April, 2000.

Kristi ann Cook

NOTARY PUBLIC

KRISTI ANN COOK

My commission expires: 10-25-2003