This Instrument Prepared By:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

PICK-



QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NOS.
Tonia Lynn 622 Brentmeadow Circle Madison TN 37115	SunTrust Bank P.O. Box 105277 Atlanta GA 30348	53-9 Parcel 56

This instrument made and entered into on this the 6TH day of June, 2000, by and between Derek W. Lynn, Party of the First Part and Tonia R. Lynn, Party of the Second Part,

WITNESSETH:

WHEREAS, Derek W.Lynn and Tonia R. Lynn were married as Husband and Wife and owned a certain tract of land in Davidson County, Tennessee described below:

> BEING Lot No. 39-A on the Plan of Zone Lot Division, Lots 39 and 41, Phase I, Kimbolton of record in Plat Book 6900, Page 742, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Derek W.Lynn and Tonia R.Lynn by deed from Joyce Heinrich, Unmarried of record in Book 10133, page 402, Register's Office of Davidson County, Tennessee.

WHEREAS, pursuant to the divorce decree dated August 15, 2000 entered by the Court in Derek W. Lynn and Tonia R. Lynn, Circuit Court for the State of Tennessee, Davidson County, Case Number 000 1634. 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 Court approved the Marital Dissolution Agreement between Grantor and Grantee wherein Grantor agreed to convey all his right, title and interest in and to the tract of land described herein above.

NOW, THEREFORE, for and in consideration of the sum of $1.00 cash in hand paid and pursuant to the terms of said Marital Dissolution Agreement approved in the divorce decree Derek W. Lynn ("Grantor") does hereby convey, remise, release and forever quitclaim unto Tonia R. Lynn ("Grantee") her heirs and assigns all of his right, title and interest in and to a certain tract of land in Davidson County described as follows:

> BEING Lot No. 39-A on the Plan of Zone Lot Division, Lots 39 and 41, Phase I, Kimbolton of record in Plat Book 6900, Page 742, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Derek W. Lynn and Tonia R. Lynn by deed from Joyce Heinrich, Unmarried of record in Book 10133, page 402, Register's Office of Davidson County, Tennessee.

The said Derek W. Lynn and Tonia R. Lynn having since divorced.

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

In testimony whereof, the Party of the First Part has hereunto set his signature, the day and date first above written.

Derek W. Lynn

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Derek W. Lynn, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that Derek W. Lynn executed the within instrument for the purposes therein contained. TNDL 72296257

WITNESS my hand and official seal, at Goodlettsville Tennessee, on this the 6th day of June, 2000.

Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE

My Commission Expires: 9-25-2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

SWORN TO AND SUBSCRIBED before me this 21st day of August, 2000.

~~Notary Public~~
deputy Register

~~My Commission Expires~~: