BOOK 11056 PAGE 190

THIS INSTRUMENT PREPARED BY:

David O. Huff, Attorney
214 Second Avenue, North
Washington Square, Suite 204
Nashville, Tennessee 37201

3818 08/06 0101 03CHECK 10.00

| Address New Owner: | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| James H. Dawkins, *et al.*<br>120 Orchard Drive<br>Old Hickory, TN 37138 | Same | 71-15-183 |

## QUITCLAIM DEED

For no monetary consideration and pursuant to the terms of a decree of absolute divorce in the Second Circuit Court for Davidson County, Tennessee, at Nashville, styled, Dennis Scott Miller v. Cathy Darlene (Wilder) Miller, bearing Docket No. 98D-1915, Cathy Darlene Miller, quitclaims, transfers and conveys to Dennis Scott Miller, his heirs and assigns, all of her right, title and interest in and to certain real property in Davidson County, Tennessee, and more particularly described as follows:

Being Lots Nos. 235 and 236 on the Plat of the Highland Land Company's Subdivision, as of record in Book 421, page 14, of the Register's Office for said County, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Frederick Yebuah and wife, Letitia Yebuah, by deed from Rose Clark and husband, W.F. Clark, of record in Book 5233, page 92, said Register's Office, and being the same property conveyed to Carl Nortey Yebuah and Paul Nortey Yebuah, as to an undivided ½ interest by deed from Frederick Yebuah and wife, Letitia Yebuah, of record in Book 5392, page 703, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed to James H. Dawkins and wife, Maxine Dawkins, and Robin Miller, as found in Book 9116, page 727, said Register's Office and by Quitclaim Deed to James H. Dawkins and wife, Maxine Dawkins, as tenants by the entirety, and Thomas Robin Miller and Dennis Scott Miller, all tenants in common, as found in Book 10601, page 219, said Register's Office.

This is improved property known as 1341 Pennock Avenue, Nashville, Tennessee 37207.

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

AND NOW, I, the said Cathy Darlene (Wilder) Miller, do hereby quitclaim and convey unto Dennis Scott Miller, his heirs and assigns, the same 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 property.

IDENTIF. & REFERENCE

98 AUG -6 PM 3:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

In witness whereof, I have set my name this the 23 day of July, 1998.

Cathy Darlene (Wilder) Miller
CATHY DARLENE (WILDER) MILLER

State of Georgia )

County of Douglas )

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

WITNESS my hand and official seal at Douglasville, GA on this 23rd day of July, 1998.

Claude Daniel Phillips
NOTARY PUBLIC
My Commission Expires: 02/26/2002

State of Tennessee )

County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is $ zero (-0-) pursuant to the Final Decree of Divorce..

Dennis Scott Phillips
AFFIANT

Subscribed and sworn to before me
this 4th day of August, 1998.

Madeline J Ewin
NOTARY PUBLIC
My Commission Expires: 3-25-2000