BOOK 11739 PAGE 70

This Instrument Prepared By:
Jeanan Mills Stuart
Attorney at Law
501 Union Street, Suite 503
Nashville, TN 37219

Address New Owner:
Mark Peter Thomas
1403 Riverside Road
Old Hickory, Tennessee 37138

Send Tax Bills to:
Mark Peter Thomas
1403 Riverside Road
Old Hickory, Tennessee 37138

Map: 053-03-0-231
~~Group:~~ _____
~~Parcel:~~ _____

06562836
FILED
NOV 10 PM 2:09
DAVIDSON COUNTY TN

QUIT CLAIM DEED

FOR AND IN CONSIDERATION OF the mutual covenants, terms, and benefits of a certain Marital Dissolution Agreement entered into by and between Nicole Therese Stromeyer Thomas and Mark Peter Thomas, which agreement has been approved by the Fourth Circuit Court of Davidson County, Tennessee, and incorporated in a final decree of divorce entered on or about the 1st day of September, 1999, in the cause of NICOLE THERESE STROMEYER THOMAS V. MARK PETER THOMAS, No. 98D-1516 (Davidson Fourth Cir. Ct.), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Nicole Therese Stromeyer Thomas, hereby convey and quitclaim unto Mark Peter Thomas, his heirs and assigns, all my right, title, and interest in and to a certain tract or parcel of real property, heretofore owned by the said Mark Peter Thomas and others, prior to and during the marriage of the parties, and located in the Fourth Civil District of Davidson County, Tennessee, and being more particularly described as follows:

> Being Lot. No. 123 on the Plan of Section "B" Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded July 16, 1948, in Book 1424, page 67, Register's Office for Davidson County, Tennessee; fronting 287.1 feet on Riverside Road, all shown on said recorded plan which is made a part of this description by reference thereto.
>
> Being the same property conveyed to James H. Thomas, Jr., a one-half interest and Carol L. McCoy, Trustee, a one-half interest, by deed of record in Book 5254, page 117, Register's Office for Davidson County, Tennessee. Originally being the same property conveyed to James H. Thomas, Jr. and wife, Susan Mary Thomas by deed of record in Book 4809, page 666, Register's Office for Davidson County, Tennessee. The said James H. Thomas, Jr. and Susan Mary Thomas have since divorced.
>
> This conveyance is made in satisfaction of a Trust created under the Decree of Divorce in the Fourth Circuit Court, entered on January 30, 1978, of record in Minute Book 107A, page 587, Fourth Circuit Court of Davidson County, Tennessee, in the Case No. 88500, entitled Susan Mary Lucas Thomas vs. James H. Thomas, Jr.
>
> Being the same property conveyed by quitclaim deed to Mark Peter Thomas and Bruce Thomas from Carol L. McCoy, Trustee, of record in Book 10766, page 350,

11/10/06 01:09PM 03CHECK 14.00

Register's Office of Davidson County, Tennessee.

And now, I, Nicole Therese Stromeyer Thomas, for the express purpose of carrying out the intent of this conveyance, as set out in the above-referenced Marital Dissolution Agreement and Final Decree of Divorce, do hereby quitclaim and convey unto the said Mark Peter Thomas, his heirs and assigns, the real property hereinbefore described, and do hereby covenant with the said Mark Peter Thomas, his heirs and assigns, that the same is hereby conveyed subject to the same limitations, restrictions, and encumbrances, if any, as may affect the premises, as above set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of September, 1999.

Nicole Therese Stromeyer Thomas
NICOLE THERESE STROMEYER THOMAS

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Nicole Therese Stromeyer Thomas with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person within named and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 1st day of September 1999.

Jeanan Mills Stuart
NOTARY PUBLIC

My Commission Expires:

May 27, 2001

AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF Davidson)

I, Nicole Therese Stromeyer Thomas, hereby swear or affirm, to the best of my knowledge, information, and belief, that this transfer is made pursuant to a Marital Dissolution Agreement ,and is therefore exempt under T.C.A. § 67-4-409(a)(3)(E).

Nicole Therese Stromeyer Thomas
AFFIANT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Nicole Therese Stromeyer Thomas with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person within named and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 7th day of September, 1999.

Susan Mills Stuart
NOTARY PUBLIC

My Commission Expires:

May 27, 2001