STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE.

Affiant

Subscribed and sworn to before me this 20th day of August, September, 2000.

Notary Public

My Commission Expires: 1/25/03

PICK-UP

Davidson County DEEDQC
Recvd: 11/06/00 14:31 3pgs
Fees:14.00 Taxes:0.00
20001106-0110146

This Instrument was Prepared By:

Beth Boone, Esquire
WILLIS & KNIGHT
215 Second Avenue North
Nashville, Tennessee 37201

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Ms. Veronica Johnson 3424 Calais Circle Antioch, TN 37013	Ms. Veronica Johnson 3424 Calais Circle Antioch, TN 37013	MAP 150-9-0-A PARCEL 195CO

QUITCLAIM DEED

WHEREAS, James S. Johnson, ("Grantor") and Veronica Johnson ("Grantee") were married as husband and wife and owned a certain tract of land in Antioch, Davidson County, Tennessee, described below:

BEING all of Lot Number 305 on the Plan of Forest View Park, Section X, Phase Two of record in Plat Book 7900, Page 720, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to C & S Builders, Inc., by deed from Fox Ridge Company, a Tennessee Limited Partnership of record in Book 7562, Page 934, Register's Office for said County. The said C & S Builders, Inc., have since changed the name of the corporation to FOX RIDGE HOMES, INC., by Articles of Amendment to the Certificate of Incorporation of C & S Builders, Inc., of record in Book 7634, Page 226, Register's Office for said County.

This conveyance is to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Plat Book 7900, Page 720, Book 7079, Page 472 and Book 8550, Page 755, Register's Office for said County.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

Subject to easements of record in Book 2244, Page 13 and Book 3463, Page 126, Register's Office for said County.

Subject to an Easement to Colonial Pipeline of record in Book 3852, Page 679, Register's Office for said County.

WHEREAS, pursuant to Divorce Decree dated July 24, 2000, entered by the Court in Johnson v. Johnson, Fourth Circuit Court for the State of Tennessee, Twentieth Judicial District, Davidson County, Docket No. 99D2992, 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 of his right, title and interest in and to the tract of land described 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 Marital Dissolution Agreement approved in the Divorce Decree, James S. Johnson, the Grantor, does hereby convey, remise, release and forever quitclaim unto Veronica Johnson, 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:

Being the same property conveyed to James S. Johnson and wife, Veronica Johnson, by deed from Fox Ridge Homes, Inc., of record in Book 9552, Page 976, Register of Deeds Office for Davidson County, Tennessee; the said James S. Johnson and Veronica Johnson having since divorced.

BEING all of Lot Number 305 on the Plan of Forest View Park, Section X, Phase Two of record in Plat Book 7900, Page 720, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to C & S Builders, Inc., by deed from Fox Ridge Company, a Tennessee Limited Partnership of record in Book 7562, Page 934, Register's Office for said County. The said C & S Builders, Inc., have since changed the name of the corporation to FOX RIDGE HOMES, INC., by Articles of Amendment to the Certificate of Incorporation of C & S Builders, Inc., of record in Book 7634, Page 226, Register's Office for said County.

This conveyance is to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Plat Book 7900, Page 720, Book 7079, Page 472 and Book 8550, Page 755, Register's Office for said County.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

Subject to easements of record in Book 2244, Page 13 and Book 3463, Page 126, Register's Office for said County.

Subject to an Easement to Colonial Pipeline of record in Book 3852, Page 679, Register's Office for said County.

WITNESS my hand this 20th day of ~~August~~ September, 2000.

Grantor

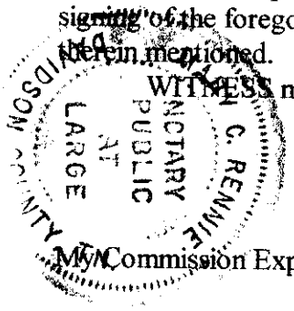
WITNESS my hand this _____ day of August, 2000.

Grantee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Be it remembered that on this date, before the undersigned, a Notary Public in and for said County and State, personally came the above named JAMES S. JOHNSON, who acknowledged the signing of the foregoing Quitclaim Deed to be his voluntary act and deed for the use and purposes therein mentioned.

WITNESS my hand and official seal this 20th day of ~~August~~ September, 2000.



Mary C. Rennie
Notary Public

My Commission Expires: 1/25/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Be it remembered that on this date, before the undersigned, a Notary Public in and for the said County and State, personally came the above named Veronica Johnson., who acknowledged the signing of the foregoing Quitclaim Deed to be her voluntary act and deed for the use and purposes therein mentioned.

WITNESS my hand and official seal this _____ day of August, 2000.

_____
Notary Public

My Commission Expires: _____