Davidson County DEEDQC
Recvd: 03/15/01 12:11 2pgs
Fees:10.00 Taxes:0.00

20010315-0024784

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is NONE.

James R. Kirby
JAMES R. KIRBY

Subscribed and sworn to before me on this 14 day of March, 2001.

LAURA TEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My commission expires: My Commission Expires SEPT. 29, 2001

This instrument was prepared by:

Laura Tek
Attorney at Law
Rivergate Park Office Building
1994 N. Gallatin Road, Ste. 315
Madison, Tennessee 37115

Address New Owner:	Send Tax Bills To:	Map-Parcel #s:
Leanne A. Kirby 1012 Donoho Drive Old Hickory, Tennessee 37138	Country Wide Home Loans Tax Dept. SV3-24 P.O. Box 10211 Van Nuys, CA 91410-0211	Map 053-16-0 Parcel 301

QUITCLAIM DEED

WHEREAS, **JAMES R. KIRBY** and **LEANNE A. KIRBY** were married as husband and wife on March 1, 1997.

WHEREAS, pursuant to the Marital Dissolution Agreement which was entered into between the parties in or about March of 2001 in the absolute divorce case styled Kirby v. Kirby currently pending in the Circuit Court for Davidson County, Tennessee, **JAMES R. KIRBY** and **LEANNE A. KIRBY** have agreed to sever all marital bonds between them and **JAMES R. KIRBY** has agreed to convey all of his right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described below.

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars, ($10.00), cash in hand paid, and pursuant to the terms of said Marital Dissolution Agreement, **JAMES R. KIRBY**, the Grantor, does hereby remise, release and forever quitclaim unto **LEANNE A. KIRBY**, the Grantee, all of his right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> BEING Lot No. 45 on the Plan of Jackson's Landing Estates, Section II, or record in Plat Book 8250, page 975, 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 by to James R. Kirby and wife, Leanne A. Kirby, by J & M Homebuilders, Inc., a Tennessee corporation, by Warranty Deed of record in Deed Book 11554, Page 680, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1012 Donoho Drive, Old Hickory, Davidson County, Tennessee 37138.

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

This transfer is by quitclaim and **JAMES R. KIRBY** makes no warranties about the title. Further, this instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 14 day of March, 2001.

JAMES R. KIRBY

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 **JAMES R. KIRBY**, the within named bargainor, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Davidson County, Tennessee, this 14 day of March, 2001.

NOTARY PUBLIC

My commission expires: LAURA TEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 29, 2001