This Instrument prepared by:
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Davidson County DEEDQC
Recvd: 05/08/01 09:38 2pgs
Fees:10.00 Taxes:0.00
20010508-0047258

QUIT CLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO;	MAP & PAR. #
Tina Staggs 218 Raintree Drive Hermitage, TN 37076	SAME	86-11A-78

KNOW ALL MEN BY THESE PRESENTS:

That Jeffery Armond Staggs, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action entered January 25, 2001, in the Fourth Circuit Court for Davidson, Tennessee, Docket No. 01D-202
between
TINA JEAN DELISE STAGGS, Plaintiff
vs.
JEFFERY ARMOND STAGGS, Defendant
does hereby demise, release and forever quitclaim unto the said Tina Staggs, her heirs, successors and assigns, all of his title, interests and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Unit No. 2, Building 14, Raintree Village (a condominium) as shown on the Revised Plat of Hermitage Woods Condominium Apartments, Phase Ii and II-A, of record in Book 4860, pages 62, 63 and 64, said Register's Office, to which Plat reference is hereby made. Garage No. 14-2 is a limited common element for the exclusive use of the occupant of said unit.
Being the same property conveyed to Jeffery Armond Staggs and wife Tina Staggs, by Deed from Ronald M. Kelly and wife Mary Kelly, of record in Book 10510, page 344, Register's Office for Davidson County, Tennessee.

The said Tina Staggs hereby assumes, agrees to pay and agrees to hold Jeffery Armond Staggs harmless from one Deed of Trust in favor Gary B. Fisher, Trustee, said note bearing an original unpaid principal balance of $70,500.00. Note is evidenced by a Deed of Trust of record in Book 10510, page 347, Register's Office for Davidson County, Tennessee. The mortgage was subsequently assigned to Country Wide Mortgage, to whom payment shall now be made by Tina Staggs.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.

This improved property known as: 218 Raintree Drive, Hermitage, TN, 37076.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 6 day of April, 2001.

JEFFERY ARMOND STAGGS

STATE OF TENNESSEE)
)
COUNTY OF)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named JEFFERY ARMOND STAGGS, the Bargainor, with whom I am personally acquainted, and who acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Hermitage, Tennessee, this 6 day of April, 2001.

NOTARY PUBLIC

LYNDSEY M. JESPERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission expires:
LYNDSEY M. JESPERSON
Notary Public at Large, Davidson County, Tenn.
My Commission Expires September 25, 2004

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STATE OF TENNESSEE)
)
COUNTY OF)

The actual consideration on this transfer is $0.

TINA STAGGS
AFFIANT

Sworn to and subscribed before me
this 6 day of April, 2001.

NOTARY PUBLIC

My Commission Expires:
LYNDSEY M. JESPERSON
Notary Public at Large, Davidson County, Tenn.
My Commission Expires September 25, 2004

This instrument prepared from information provided by parties.