THIS INSTRUMENT WAS PREPARED BY:

Turner Law Offices, P.C.
208 Third Avenue North, Suite 100
Nashville, Tennessee 37201

Davidson County DEEDQC
Recvd: 07/27/01 14:32 2pgs
Fees:12.00 Taxes:0.00
20010727-0080036

QUITCLAIM DEED

FROM: Lynette Armstreet

TO: Kevin Armstreet

Address New Owner(s) as follows:

1705 Lawncrest Drive
Nashville, TN 37210

Map 94-12
Parcel 33

Send Tax Bills To:

Same

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, KEVIN ARMSTREET, after being duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled LYNETTE ARMSTREET v. KEVIN ARMSTREET, Docket No. 00D-2510, Second Circuit Court of Davidson County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

Kevin Armstreet SR
KEVIN AMRSTREET

Sworn to and subscribed before me, this 11th day of December, 2000.

Angela Letts
NOTARY PUBLIC

My Commission Expires: 11/27/04

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, LYNETTE ARMSTREET, does transfer, quitclaim and convey unto the said KEVIN ARMSTREET, his heirs, successors, and assigns, all of her rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 32, on the Plan of Clovernook Subdivision, of record in Book 2900, pages 51 and 52, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.
BEING the same property conveyed to Stephen J. Fritz and wife,

Lisa M. Fritz by deed from James Ernest Massa and wife, Melanie Leigh Massa, of record in Book 11086, Page 349, Register's Office for said County.
This conveyance is subject to Restrictive Covenants of record in Book 2994, Page 126, Register's Office for said County.
This conveyance is made subject to: (1) 2000 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2900, Page 51 and 52, said Register's Office; and (3) Avigation Easement of record in Book 6369, Page 560, said Register's Office.
Power of Attorney being recorded simultaneously herewith.
Being the same property conveyed to Kevin Armstreet and wife, Lynette Armstreet by deed from Steven J. Fritz and wife, Lisa M. Fritz. # 20000419 0038928

This is improved property known as 1705 Lawncrest Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said KEVIN ARMSTREET, his heirs, successors, and assigns, forever.

Witness my hand this 13th day of December, 2000.

LYNETTE ARMSTREET

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named LYNETTE ARMSTREET, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 2000.

NOTARY PUBLIC

My Commission Expires: 11/27/04