Davidson County DEEDQC
Recvd: 08/02/01 14:54 2pgs
Fees:12.00 Taxes:0.00
20010802-0082418

THIS INSTRUMENT WAS PREPARED BY:

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

QUITCLAIM DEED

Map & Parcel
134-09-0
112.00

FROM: KIMBERLY D. IRWIN

TO: TROY D. IRWIN

Address New Owner(s) as follows:

4712 Reisha Drive
Nashville, TN

Send Tax Bills To:

Same

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, TROY D. IRWIN, 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 TROY D. IRWIN v. KIMBERLY D. IRWIN, Docket No. 00D-3193, 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.

TROY D. IRWIN

Sworn to and subscribed before me, this 17 day of March, 2000.

NOTARY PUBLIC

ROBERT J. TURNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 10/8/03

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, KIMBERLY D. IRWIN, does transfer, quitclaim and convey unto the said TROY D. IRWIN, 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. 98, Phase One on the Plan of Woodland Hills of record in Plat Book 6900, Pages 666, 667, 668, and 669, 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 Fox Ridge Homes, Inc. by Special Warranty Deed from Vista Mortgage & Realty, Inc., a Delaware Corporation of record in Book 8173, Page 493, Register's

Office for Davidson County, Tennessee.
This conveyance is subject to any and all existing easements ans restrictions of record.
This conveyance is subject to Restrictive Covenants of record in Book 7632, Page 947, 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 right-of-way for public utilities.
Easement for Road Right of Way of record in Book 3103, page 37, Register's Office for said County.
Storm Water Detention Agreement of record in Book 7262, Page 388, Register's Office for said County.
Being the same property conveyed to Troy D. Irwin and wife, Kimberly D. Irwin by deed of record from Fox Ridge Homes, Inc. in Book 8902, Page 482, Register's Office for said County.

This is improved property known as 4712 Reischa Drive, Nashville, Davidson County, TN.

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

Witness my hand this 15th day of December, 2000.

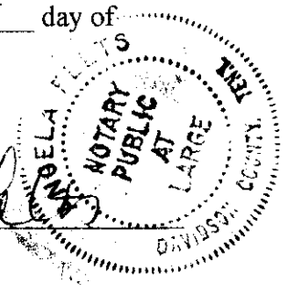
Kimberly D. Irwin
KIMBERLY D. IRWIN

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named KIMBERLY D. IRWIN, the bargainor, with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 2000.

Angela Fletcher
NOTARY PUBLIC



My Commission Expires: 11/27/04