Box 14-A
15317-1

Davidson County DEEDQC
Recvd: 08/30/02 09:00 2pgs
Fees:12.00 Taxes:0.00

20020830-0105080

MAP 164-13
PARCEL 089

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ -0- .

Darlene A. Giddens
Affiant

Subscribed and sworn to before me this the 26th day of August 2002.

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 4/10/05

Notary Public

THIS INSTRUMENT PREPARED BY: JOHN T. COOK, P.C.
2927 Berry Hill Drive, Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Darlene A. Giddens	Franklin American Mortgage Company
(Name)	(Name)
3712 Asheford Trace	501 Corporate Centre Drive
(Street Address)	(Street Address)
Antioch, TN 37013	Franklin, TN 37067
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAMUEL L. GIDDENS, MARRIED**, hereinafter called the "**Grantor**", does hereby quitclaim all of her right, title and interest to **DARLENE A. GIDDENS, UNMARRIED**, hereinafter called the "**Grantee**", her heirs and assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND of Davidson County, Tennessee, being Lot No. 208, First Revision of Asheford Crossing, Section Two, a Planned Unit Development, as of record in Book 9700, Page 171, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Samuel L. Giddens and wife, Darlene A. Giddens, by deed from Beazer Homes Corp., D/B/A Phillips Builders, of record in Book 10592, Page 416, Register's Office of Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in Electronic File No. 488/89482 and Docket No. 98D-2426, Circuit Court for said County.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE SPOUSE OF THE GRANTOR HEREIN.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; encumbrances as may affect the premises; and taxes for the current year which have been assumed by the Grantee herein.

This is improved property, known as 3712 Asheford Trace, Antioch, TN 37013.

IN WITNESS WHEREOF, the Grantor has caused his name to be affixed hereto this the 26th day of August, 2002.

Samuel L. Giddens

SAMUEL L. GIDDENS

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 **SAMUEL L. GIDDENS**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of August, 2002.

My Commission Expires: 5-30-03

Katherine Goodson
Notary Public

C:\WP51\FILES\GIDDENS.QCD

