Davidson County DEEDQC
Recvd: 03/14/03 16:10 2pgs
Fees:12.00 Taxes:0.00
20030314-0034695

PREPARED BY:
ANDREW C. RAMBO, P.C.
ATTORNEY AT LAW
104 DEPOT ST., P. O. BOX 129
SHELBYVILLE, TN 37162

Send Tax Bills To:
Karen Bruton Heard
318 Fountainbrooke Dr.
Brentwood, TN 37027

Property Owner:
Karen Bruton Heard
318 Fountainbrooke Dr.
Brentwood, TN 37027

Information contained in this Quitclaim Deed was provided by the parties without the benefit of a title search.

MAP **160-14-O-B**
PARCEL **140 CO**

FROM: **Christopher Phelps Heard**, (Herein **"FIRST PARTY"**)

TO: **Karen Bruton Heard**, (Herein **"SECOND PARTY"**)

QUITCLAIM DEED DISSOLVING TENANCY BY THE ENTIRETY

Know all men by these presents, that **FIRST PARTY**, in consideration of One ($1.00) Dollar, and other good and valuable considerations paid by **SECOND PARTY**, does hereby demise, release and forever quitclaim unto **SECOND PARTY**, and its heirs, all title, interest and estate, legal and equitable, dissolving the tenancy by the entirety in the following premises, lying and being in Davidson County, Tennessee, and bounded and described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as Unit 5844 Brentwood Trace Condominiums, a Condominium, a Horizontal Property Regime, located on 5844 Brentwood Trace Davidson County, Tennessee, as shown on the plat of Brentwood Trace, Condominium Apartments, recorded in Plat Book 5200, Page 261, said Register's Office, and described in a Master Deed recorded in Book 5524, Page 415, as amended in Book 5545, Page 510, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Brentwood Trace Condominiums Apartments contained in the Master Deed recorded in Book 5524, Page 415, as amended in Book 5545, Page 510, and By-Laws recorded in Book 5524, Page 424, amended in Book 5537, Page 988, Register's Office for Davidson County, TN, are incorporated in this deed by

reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Karen B. Heard, by deed dated January 30, 2002 of record in instrument no. 20020204-0014989, Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF, witness my hand, this the 7th day of Feb, 2003.

Christopher Phelps Heard

CHRISTOPHER PHELPS HEARD, FIRST PARTY

STATE OF TENNESSEE
COUNTY OF BEDFORD

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainor, **Christopher Phelps Heard**, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Shelbyville, Tennessee, this the 7 day of February, 20 03.

Notary Public

My Commission Expires: 3/15/04

THOMAS E. HANCE NOTARY PUBLIC AT LARGE BEDFORD CO.

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 0 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Karen Bruton Heard
Affiant

Subscribed and sworn to before me this the 14th day of March, 2003.

Lazierre M. Wright
Notary Public or Register

My Commission Expires: 5-28-08

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

M\RE\QDMARRIAGE.BRUTON