Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20030731-0108671

QUITCLAIM DEED

FROM: James Thomas Sprouse

TO: Teresa Ann Sprouse

This instrument Was Prepared by:
Gregory D. Smith
Stites & Harbison PLLC
424 Church Street, Suite 1800
Nashville, Tennessee 37219

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
4213 Saddlebrooke Place Hermitage, TN 37076	Same	Map 86-3, Parcel 16

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, after being first duly sworn according to law, does 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 **James Thomas Sprouse v. Teresa Ann Sprouse, Civil Action No. 99D-1627, Fourth Circuit Court of Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Teresa Ann Sprouse, Affiant

Sworn to and subscribed before me, this the 30th day of July, 2003.

Notary Public

My Commission Expires: 4-7-07

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **James Thomas Sprouse v. Teresa Ann Sprouse, Civil Action No. 99D-1627, Fourth Circuit Court of Davidson County, Tennessee**. Accordingly, **James Thomas Sprouse** does hereby quitclaim unto the said **Teresa Ann Sprouse**, her heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

> BEING Lot No. 16 on the Plan of Saddlebrooke, of record in Plat Book 6250, page 940, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to J & L Builders by deed from William G. Sadler and wife, Mary S. Sadler, of record in Book 6859, page 701, said Register's Office. Being the same property conveyed to James T. Sprouse and wife, Teresa A. Sprouse by Deed from J & L Builders, of record in Book 7391, page 886, said Register's Office.

The above description is the same as in the previous deed of record.

This is improved property known as 4213 Saddlebrooke Place, Hermitage, Tennessee 37076.

Witness my hand this 23 day of July, 2003.

James Thomas Sprouse

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Dianne L Sparks Lucas, a Notary Public of said County and State, James Thomas Sprouse, whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lavergne, Tennessee, this 23 day of July, 2003.

Dianne L Sparks Lucas
NOTARY PUBLIC

My Commission Expires: 10-25-03