N04

PREPARED BY:
PHILIP SMITH, ATTORNEY
Suite 2400 — L&C Tower
401 Church Street
Nashville, TN 37219

Davidson County DEEDQC
Recvd: 08/13/03 15:59 2pgs
Fees:12.00 Taxes:0.00
20030813-0116652

FROM: **N. KORTNER NYGARD**

TO: **DEE ANN WALKER**
1215-A Fifth Avenue, North
Nashville, Tennessee 37208

MAP No. 8209
PARCEL No. 461

Send Tax Statements To: (New Owner)

DEE ANN WALKER
1215-A Fifth Avenue, North
Nashville, Tennessee 37208

QUITCLAIM DEED

For no monetary consideration and pursuant to the terms and conditions of a decree of absolute divorce rendered by the Second Circuit Court of Davidson County, Tennessee, bearing Docket No. **03D-327** and styled ***N. Kortner Nygard v. Dee Ann Walker*** I, **N. KORTNER NYGARD**, hereby transfer and by these presents do remise, release and quitclaim unto, **DEE ANN WALKER**, her heirs and assigns, all of my right, title and interest in and to the following described land in located at 1215-B Fifth Avenue North, Nashville, Tennessee, 37208, described more particularly as follows:

> Land in Davidson County, Tennessee being Lot No. 3 on the Plan of Joseph L. Herndon Subdivision, as of record in Book 6050, Page 15, said Register's Office, to which plat reference is hereby made for a more complete and accurate description.
>
> Being part of the same property conveyed to Dee Ann Walker and Kortner Nygard by Quitclaim Deed from Jeanne Burton Gregory, Trustee of record in Book 9557, page 317, said Register's Office.

WITNESS my hand this, the 23rd day of July, 2003.

N. KORTNER NYGARD

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Brenda Metz, a Notary Public in and for the above County and State, the within named **N. KORTNER NYGARD**, the bargainor, with whom I am personally acquainted (or who identified himself to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at the office,

this the 23rd day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 09/30/06