Davidson County DEEDQC
Recvd: 08/25/03 13:34 2pgs
Fees:12.00 Taxes:0.00
20030825-0123114

This Instrument prepared by:
TED F. WALKER
Attorney at Law
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404 James Robertson Pkwy
Nashville, Tennessee 37219
Telephone: 615/244-7707

QUIT CLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO;		MAP & PAR. #
Thomas Nesbitt, Jr. 1277 Blairfield Drive Antioch, TN 37013	SAME	174-11-0-A 117.00co

KNOW ALL MEN BY THESE PRESENTS:

That Denise L. Nesbitt for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed May 21, 2003, in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 03D-1211
between
THOMAS LEE NESBITT, JR., Plaintiff
vs.
DENISE LASALLE SMITH-NESBITT, Defendant
does hereby demise, release and forever quitclaim unto the said Thomas Nesbitt, Jr., his heirs, successors and assigns, all of her title, interests and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, described as follows:
Land in Davidson County, Tennessee, being Lot No. 304 on the Plan of Cane Ridge Farms, Section One, Phase Three, of record in Instrument No. 20010606-0059239, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.
Being the same property conveyed to Thomas Nesbitt, Jr. and wife Denise L. Nesbitt, by Deed from The Jones Company Custom Homes of Tennessee, Inc., of record in Instrument 20020503 0054694, Register's Office for Davidson County, Tennessee.
The said Thomas Nesbitt, Jr. hereby assumes, agrees to pay and agrees to hold Denise L. Nesbitt harmless from one Deed of Trust Note in favor The Huntington Mortgage Company, said note bearing an original unpaid principal balance of $197,500.00. Note is evidenced by a Deed of Trust Instrument No. 20020503 0054695, Register's Office for Davidson County, Tennessee.
THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.
This improved property known as: 1277 Blairfield Drive, Antioch, TN 37013.
Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this 15 day of August, 2003.

DENISE L. NESBITT

STATE OF TENNESSEE)
)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named DENISE L. NESBITT, the Bargainor, with whom I am personally acquainted, and who acknowledged to me that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Chattanooga, Tennessee this 15 day of August, 2003.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
~~My Commission expires:~~
~~FEBRUARY 7TH, 2006~~

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STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

THOMAS NESBITT, JR.
AFFIANT

Sworn to and subscribed before me
this 18 day of August, 2003.

NOTARY PUBLIC

My Commission Expires:
~~My Commission~~
Expires November 25, 2006