Davidson County DEEDQC
Recvd: 11/06/03 13:37 3pgs
Fees:18.00 Taxes:148.00
20031106-0163237

QUITCLAIM DEED

THIS DEED, made and entered into this 17 day of oct, 2003, by and between **KELLY T. CHOWNING, JR.**, single, of 279 Arthur Court, Harrodsburg, Kentucky 40330, **FIRST PARTY**, and **DONNA CHOWNING**, single, of 803 North Homestead Lane, Lancaster, Kentucky 40444, **SECOND PARTY.** owner & tax bills

WITNESSETH: That the First Party, pursuant to the terms of the Separation Agreement which was entered as part of a Dissolution of Marriage entered July 22, 2003, and of record in the Garrard Circuit Clerk's Office under Civil Action No. 02-CI-00264, Garrard Circuit Court, which provided that Kelly T. Chowning, Jr. would convey all his right, title and interest in the following described property, Now First Party does hereby remise, release, and forever quitclaim unto the Second Party, her heirs and assigns, all his right, title, and interest or claim in and to the following described premises, to-wit:

> Situated in Davidson County, Tennessee, being Lot No. 4, Block C, on the Revised Plan of the Power of Roth's Madison Park Subdivision as of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 4 fronts 50 feet on the westerly side of Argyle Avenue and runs back on the northerly line 194.4 feet and on the southerly line 208.4 feet to a dead line on which it measures 52.6.
>
> BEING the same property conveyed to Kelly T. Chowning, Jr. and wife, Donna Jean Chowning, by deed of Lynnie Juarez, dated August 20, 1998, and of record in Book 11081, Page 857, Register's Office for Davidson County, Tennessee.

The above described real property is conveyed subject to such valid and existing restrictions, limitations, conditions, conditions, reservations, easements, and covenants as may be revealed in the record chain of title thereto, including zoning restrictions.

To have and to hold the above-described property unto the Second Party, his heirs and assigns forever in fee simple, with all the appurtenances thereunto belonging.

The First and Second Parties do hereby certify pursuant to KRS Chapter 382, that the property herein conveyed is transferred by a property settlement under a Dissolution of Marriage Order and Judgment entered in Civil Action No. 03-CI-00001 and without consideration. We further certify that the full estimated fair cash value of the First Party's one-half interest in this property herein conveyed is $40,000.00, and we understand that falsification of the stated full estimated value is a Class D felony, subject to one to five years imprisonment and fines up to $10,000.00. The Second Party joins this deed for the sole purpose of certifying the consideration pursuant to KRS 382.990.

IN TESTIMONY WHEREOF, witness the hands of the parties the day and date above set out.

KELLY T. CHOWNING, JR., First Party

DONNA CHOWNING, Second Party

STATE OF KENTUCKY
COUNTY OF GARRARD

The foregoing deed was signed and sworn to before me this 13th day of October, 2003, by **KELLY T. CHOWNING, JR.**, First Party.

NOTARY PUBLIC, State at Large

My commission expires: 12-1

STATE OF KENTUCKY
COUNTY OF GARRARD

The foregoing certificate was signed, sworn to, and acknowledged before me this 17 day of Oct, 2003, by **DONNA CHOWNING**, Second Party.

NOTARY PUBLIC, State at Large

My commission expires: 11-19-2006

Prepared without benefit of title examination using description provided by the Grantee by:

JOHN P. WILSON, Attorney at Law
100 Paulding Street, P.O. Box 571
Lancaster, Kentucky 40444-0571

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF Nov 2003.

Deputy Register

map/Parcel
51-04
160.00