THIS INSTRUMENT PREPARED BY:
Robert W. Rutherford, Attorney
Suite 400, Washington Square
214 Second Avenue, North
Nashville, Tennessee 37201

| ADDRESS NEW OWNER | SEND TAX BILLS TO | MAP/PARCEL |
|---|---|---|
| Wendy L. Anderson<br>2352 Cooper Terrace<br>Nashville, TN 37216 | Same as owner | 073 09 0 244.00 |

Davidson County DEEDQC
Recvd: 12/12/03 08:48 1pgs
Fees:12.00 Taxes:0.00
20031212-0178173

# QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $ -0-

Walter C. Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this 2nd day of December, 2003.

Maxine Q. Sims
NOTARY PUBLIC
My commission expires: 7/29/2006

MAXINE Q. SIMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

For no monetary consideration, and pursuant to the terms and conditions of an agreement entered in the Circuit Court of Davidson County, Tennessee, bearing docket number 03D-1100 styled Wendy Lynn Anderson vs. Walter Cyril Anderson, the undersigned, Walter Cyril Anderson hereby quitclaims, transfers and conveys to Wendy Lynn Anderson, her heirs and assigns, all of his right, title and interest in and to certain real property in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Cooper Lane Estates, of record in Book 5200, page 567, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 69.01 feet on the southerly margin of Cooper Terrace and extends back 234.42 feet on the easterly line and 247.49 feet on the westerly line to a dead line in the rear, measuring 87.93 feet thereon.

Being the same property conveyed to Walter C. Anderson and wife, Wendy L. Anderson, by Warranty Deed on October 29, 1999, from Michael S. Flanagan and wife, Sharon M. Flanagan of record in Book 11734, page 695, Register's Office for Davidson County, Tennessee, and by Deed of Trust of record in instrument number _____ on July 24, 2002, Register's Office for Davidson County, Tennessee.

This is improved property is known as 2352 Cooper Terrace, Nashville, Tennessee 37216.

IN WITNESS WHEREOF, we have set our signatures, this the 3rd day of December, 2003.

Walter C. Anderson
WALTER C. ANDERSON

Wendy L. Anderson
WENDY L. ANDERSON

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid State and County, the within named Walter C. Anderson, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on the 4 day of December, 2003.

Maxine Q. Sims
Notary Public

MAXINE Q. SIMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7/29/2006

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid State and County, the within named Wendy L. Anderson, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on the 3rd day of December, 2003.

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 12/11/05