This Instrument prepared by:
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Davidson County DEEDQC
Recvd: 01/05/04 14:33 2pgs
Fees:12.00 Taxes:0.00
20040105-0001353

QUIT CLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO;		MAP & PAR. #
John Eskridge 126 Brookfield Avenue Nashville, TN 37205	SAME	130-05-0 089.00 FB 07DZ32445

KNOW ALL MEN BY THESE PRESENTS:

That Karen Louise Eskridge, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed December 15, 2003, in the Eighth Circuit Court for Davidson County, Tennessee, Docket No. 03D-2903between
KAREN LOUISE ESKRIDGE, Plaintiff
vs.
JOHN PORTER ESKRIDGE, Defendant
does hereby demise, release and forever quitclaim unto the said John Eskridge, 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. 12, Block "E" on the Plan of 2nd Revised Plan Highlands of Belle Meade No. 2, Block, E, F, G, H and K, as of record in Plat Book 1130, page 71 and 72, Register's Office for said County, to which plan reference is made for a more complete description.
Being the same property conveyed to John Eskridge and wife, Karen Eskridge, by deed from Elizabeth Cherry Barrett, Married, of record Instrument 20021003-0120816, Register's Office for Davidson County, Tennessee.
The said John Eskridge hereby assumes, agrees to pay and agrees to hold Karen Eskridge harmless from one Deed of Trust Note in favor America's Wholesale Lender, said note bearing an original unpaid principal balance of $230,400.00. Note is evidenced by a Deed of Trust of record Instrument No. 20021003-0120817. Register's Office for Davidson County, Tennessee. Also one Deed of Trust Note in favor The Bank of America, said note bearing an original revolving line of credit of $43,200.00. Note is evidenced by a Deed of Trust of record Instrument No. 20021003-0120817
THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.
This improved property known as: 126 Brookfield Avenue, Nashville, TN 37205.
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 5th day of January, 2004

Karen Eskridge
KAREN ESKRIDGE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named KAREN ESKRIDGE, 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 Nashville, Tennessee, this 5 day of January, 2004.

NOTARY PUBLIC

My Commission expires:
January 29, 2005

MARILYN HECHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

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STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

JOHN ESKRIDGE
AFFIANT

Sworn to and subscribed before me
this 5 day of January, 2004

NOTARY PUBLIC

My Commission Expires:
January 29, 2005

MARILYN HECHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

This instrument prepared from information provided by parties.