Davidson County DEEDQC
Recvd: 02/06/04 08:42 2pgs
Fees:12.00 Taxes:0.00
20040206-0014497

This instrument was prepared by:
Bragg, Mansfield & Stegall
Attorneys at Law
110 South Maple Street
Murfreesboro, TN 37130

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I Hererby swear or affirm that the consideration for this transfer is to carry out the terms of a domestic decree which is an adjustment of property rights and is exempt pursuant to T.C.A. 67-4-409(a)(3)(E).

Cheryl Mote
Affiant

Subscribed and sworn to before me on this 13th day of January, 2004.

LYNDA L. KING
Notary Public At Large
Commission Expires 05-21-2007

Lynda L. King
Notary Public
My commission expires: 1-28-07

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Kristina Zellman 3520 Elkins Drive Nashville, TN 37209	same as owner	Map 092-13-0-168.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, DOUGLAS R. ZELLMAN, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto KRISTINA ZELLMAN, her heirs and assigns, his entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, and is more particularly described as follows:

Being all of Lot No. 11 of Block 17 on the Map of Charlotte Park Company's 2nd Addition to Nashville as shown on survey and plat of same appearing of record in Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot. Said lot fronts 50.0 feet on the northerly side of Elkins Avenue, formerly Second Avenue, and runs back between parallel lines 150.0 feet to an alley.

BEING the same property conveyed to Kristina Zellman, married, by deed from Lisa D. Friedland, unmarried, of record as Instrument # 20040206-0014495, of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictive covenants and easements and governmental zoning regulations pertaining to said property and of record in the said Register's Office.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 13th day of January, 2004.

Douglas R. Zellman
Douglas R. Zellman

State of Tennessee)
County of Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas R. Zellman, with whom I a personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes contained therein, by signing his name.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, this the 13th day of January, 2004.

Notary Public
My Commission expires 1/28/07

LYNDA L. KING
Notary Public At Large
Commission Expires 05-21-2007