This Instrument prepared by:
**TED F. WALKER**
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Davidson County DEEDQC
Recvd: 03/05/04 15:20 2pgs
Fees:12.00 Taxes:0.00

20040305-0025728

## QUIT CLAIM DEED

| **ADDRESS** NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO; | MAP & PAR. # |
|---|---|---|
| Stephen A. Foster<br>708 45th Avenue North<br>Nashville, TN 37209 | SAME | 91-12<br>Parcel 63<br>FB# 12W 37085 |

KNOW ALL MEN BY THESE PRESENTS:

That Cecilia Diane Foster for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed November 4, 2003, in the Eighth Circuit Court for Davidson County, Tennessee, Docket No. 03D-2604
between
STEPHEN AMBROSE FOSTER, Plaintiff
vs.
CECILIA DIANE FOSTR, Defendant
does hereby demise, release and forever quitclaim unto the said Stephen A. Foster, 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 Nos. 85 and 87 of Block 60, Plan No. 1 West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.
Said Lots Nos. 85 and 87 of Block 60 adjoin and front together 50 feet on the easterly side of 45th Avenue North, formerly 4th Street, and runs back between parallel lines with the northerly margin of an alley, 105.5 feet to an alley in the rear.
Being the same property conveyed to Stephen A. Foster and wife, Cecilia D. Foster, by Deed from Charles S. Newton and wife, Vickie Ann Newton, of record in Book 7103 page 85, Register's Office for Davidson County, Tennessee.
The said Stephen A. Foster hereby assumes, agrees to pay and agrees to hold Cecilia D. Foster harmless from one Deed of Trust Note in favor Atlantic Coast Mortgage Company, said note bearing an original unpaid principal balance of 54,000.00. Note is evidenced by a Deed of Trust Instrument No. 20031204-0174786, Register's Office for Davidson County, Tennessee. The mortgage was subsequently assigned to Litton Loan Servicing, to whom payment shall now be made by Stephen A. Foster.
**THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.**
This improved property known as: 708 45th Avenue North, Nashville, Tennessee, 37209.
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 ____ day of _____, 2004.

CECILIA D. FOSTER

STATE OF TENNESSEE )
)
COUNTY OF )

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named CECILIA D. FOSTER, 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 4 day of March, 2004.

NOTARY PUBLIC AT LARGE

CHARLOTTE JOHNSON
Notary Public, Davidson Co., TN
My Commission expires:
My Comm. Expires Sept. 22, 2007

**********

STATE OF TENNESSEE )
)
COUNTY OF )

The actual consideration on this transfer is $0.

STEPHEN A. FOSTER
AFFIANT

Sworn to and subscribed before me
this 4 day of March, 2004.

NOTARY PUBLIC AT LARGE

My Commission Expires:

CHARLOTTE JOHNSON
Notary Public, Davidson Co., TN
My Comm. Expires Sept. 22, 2007

This instrument prepared from information provided by parties.