THIS INSTRUMENT PREPARED BY:
Sean J. Martin, Esq
P. O. Box 190695
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 03/15/04 08:22 3pgs
Fees:17.00 Taxes:0.00
20040315-0028986

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers
Henry James Carls, III 7352 Middle Brook Circle Nashville, Tennessee 37221	Same	126-15-B 201

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 00/100 .

Claudia Woodall Carls
Affiant - Claudia Woodall Carls

Sworn to and subscribed to before me this 11th day of February, 2004.

Lori Lou Mays
Notary Public
My Commission Expires: 7-30-05

FOR AND IN CONSIDERATION of the execution of a Marital Dissolution Agreement and no monetary consideration, Claudia Woodall Carls, by these presents does hereby quitclaim and convey all of her rights, title and interest to Henry James Carls, III, in the following described real property in Davidson County, Tennessee:

> Lot No. 96 on the Plan of Section Two, Lexington Point Subdivision of record in Instrument No. 20010515-0049954, Register's Office for said County, to which plan reference is made for a more complete and accurate description.

Being part of the same property conveyed to Henry J. Carls, III and Wife Claudia W. Carls, by Deed from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee Corporation, by recorded instrument No. 20020425-0050961 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 7352 Middle Brook Circle, Nashville, Tennessee 37221. This conveyance is subject to all easements, restrictions, and any other matters of record or otherwise which might affect the property.

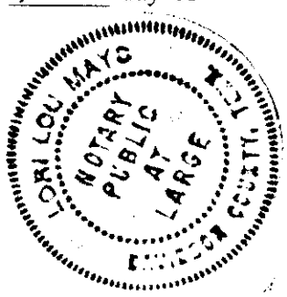
IN WITNESS WHEREOF, I have set my hand this 11th day of February, 2004.

Claudia Woodall Carls
Claudia Woodall Carls

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Lori Lou Mays, a Notary Public in and for said State and County, personally appeared Claudia Woodall Carls, the within-named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 11th day of February, 2004.



NOTARY PUBLIC

My Commission Expires: 7-30-05

Exhibit "A"
Legal Description

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Section Two, Lexington Point Subdivision of record in Instrument No. 20010515-0049954, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Henry J. Carls and Claudia W. Carls, husband and wife by Deed from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee Corporation of recorded in Instrument No. 20020425-0050961, Register's Office for Davidson County, Tennessee.