THIS INSTRUMENT PREPARED BY:
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NASHVILLE, TN 37212

Davidson County DEEDQC
Recvd: 03/25/04 12:39 3pgs
Fees:17.00 Taxes:0.00
20040325-0033804

ADDRESS NEW OWNER: **ROBERT LEE HESTER**
3613 Crossbrooke Drive
Nashville, TN 37221

MORTGAGEE: **Wells Fargo Mortgage Corp.**
PO Box 10335
Des Moines IA 50306-0335

Send Tax Bills to: **Wells Fargo Mortgage Corp.**
PO Box 10335
Des Moines IA 50306-0335

MAP AND PARCEL: **141-6C-37**

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the properly executed Marital Dissolution Agreement incorporated into the final decree of divorce in the case of ROBERT LEE HESTER V LAURA DAWN HESTER, Docket No. 03D-2764in the Fourth Circuit Court of Davidson County, Tennessee, the receipt of which is hereby acknowledged, **LAURA D. HESTER,** Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto, **ROBERT LEE HESTER,** Grantee, his heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 31, on the Plan of Riverbridge Community Phase 1A, of record in Instrument No. 20030213-0019997, Register's Office for Davidson County Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to ROBERT LEE HESTER and Wife, LAURA D. HESTER by deed dated October 6, 2003 from Beazer Homes Corp., D/B/B Phillip Builders, A Tennessee Corporation of record in Instrument No. 2003006-0147230, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (1) Taxes which have been assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations.

This is improved property known as 3613 Crossbrooke Drive, Nashville, TN 37221.

IN TESTIMONY THEREOF I have executed this instrument this the 30th day of January, 2004.

Laura D. Hester

LAURA D. HESTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named LAURA D. HESTER, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 30th day of January, 2004.

NOTARY PUBLIC

My Commission Expires: 01-31-04

NOTARY PUBLIC AT LARGE STATE OF TE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is ZERO ($0.00).

AFFIANT

Sworn to and subscribed before me this 13th day of January, 2004.

NOTARY PUBLIC

My Commission Expires: 01-31-04