Davidson County DEEDQC
Recvd: 03/31/04 11:23 2pgs
Fees:12.00 Taxes:0.00
20040331-0036156

This instrument prepared by: Brian O. Bowhan, Attorney
215 Players Court
Nashville, TN 37211

New owner's address:
Royce L. Honeycutt, Jr.
1704 Overton Street
Old Hickory, TN 37138

Send tax bills to:
Fairbanks Capitol
P.O. Box 9001710
Louisville, KY 40290

Map-parcel numbers:
Map 053-07
Parcel 003

QUITCLAIM DEED

FOR AND CONSIDERATION of a **Marital Dissolution Agreement**, and a **Final Decree of Divorce** (and no monetary consideration) heretofore entered in the Circuit Court for Davidson County, Tennessee, in Case No. _____, and for the express purpose of creating a fee simple absolute title in my former Husband, Royce L. Honeycutt, Jr., (hereinafter called "GRANTEE"), I, Cheryl D. Honeycutt, GRANTOR, by these presents do hereby quitclaim, transfer, convey unto my former Husband, Royce L. Honeycutt, Jr., the following described tract or parcel of land in Davidson, County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 49, on the Plan of Section "E", Village of Old hickory, as of record in Plat Book 1424, Page 132, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Royce L. Honeycutt, Jr. and Cheryl D. Honeycutt, wife, from Glenn H. Bishop, Trustee as of record in Book 8729, Page 40, Register's Office for said Davidson County, Tennessee.

This is improved property known as 1704 Overton Street, Old Hickory, TN 37138.

This conveyance is made subject to the following:
1. All public utility and private easements and right-of-ways shown of record, as well as those found upon inspection of the premises;

2. Telephone line easement of record in Book 662, Page 743, Register's Office for Davidson County, Tennessee;

3. Water, Sewer, Electric and/or Telephone Easements and Restrictions of record in Book 2017, Page 507, Register's Office for Davidson County, Tennessee;

4. Easements or rights of way contained in the instrument of record in Book 662, Page 556, Register's Office for Davidson County, Tennessee; and,

5. All matters appearing on the Plan of record in Plat Book 1424, Page 132, Register's Office for Davidson County, TN.

AND NOW, THEREFORE, I, the said Cheryl D. Honeycutt, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim, transfer, and convey unto Grantee, Royce L. Honeycutt, Jr., his heirs and assigns, **IN FEE SIMPLE ABSOLUTE** all my right, title and interest, with the appurtenances, estate, title thereto belonging in the said property hereinabove described and set forth, to which reference is here made and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above

Witness my hand this 17 day of Feb., 2004 ~~2002~~.

Cheryl D. Honeycutt

The actual consideration of value, whichever is greater, for this transfer is $62,000.00.
Oath of consideration is zero.

ACKNOWLEDGMENT

STATE OF TENNESSEE]
COUNTY OF ~~Davidson~~]

Personally appeared before me, Sonya McDonnell, a Notary Public in and for said County and State, Cheryl D. Honeycutt, the within named bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at SunTrust Bank Tennessee, this 17 day of February, 2004 ~~2002~~.

Sonya McDonnell
Notary Public

My commission expires: _____.

SONYA McDONNELL NOTARY PUBLIC AT LARGE DAVIDSON CO. TN
MY COMMISSION EXPIRES: SEPTEMBER 22, 2007

AFFIDAVIT

STATE OF TENNESSEE]
COUNTY OF Davidson]

This transfer is in implementation of a property settlement agreement between divorcing parties.

Cheryl D. Honeycutt

Subscribed and sworn to before me this 17 day of February, ~~2002~~ 2004.

Sonya McDonnell
Notary Public

My commission expires: _____.
Information provided by the parties. Preparer makes no warranty as to encumbrances, liens, or restrictions against the herein described property.

SONYA McDONNELL NOTARY PUBLIC AT LARGE DAVIDSON CO. TN
MY COMMISSION EXPIRES: SEPTEMBER 22, 2007