This Instrument Prepared By:
Lance B. Mayes
305 Rivergate Park Office Building
1994 Gallatin Road North
Madison, TN 37115
(615) 859-5588

PICK-UP

Davidson County DEEDQC
Recvd: 04/16/04 08:04 2pgs
Fees:12.00 Taxes:0.00
20040416-0042760

Address New Owner:	Send Tax Bills To:	Map-Parcel #
Sheri Sterban	First Union Mortgage Corporation	52-1-A-101 CO
101 Coventry Woods	1100 Corporate Center Drive, NC4777	
Madison, Tennessee 37115	Raleigh, NC 27607-5066	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged and accordance with the terms and conditions of the Divorce Decree in that certain case styled Davidson County Circuit Court, Docket No. 03D-1291, I Christopher Sterban, by these presents do hereby quitclaim and convey unto Sheri Sterban, her successors and assigns, all my right, title and interest in and to the following described tract of land:

BEING Unit No. 101 on the Plan of Section One - Revised, Coventry Woods, as of record in Book 6250 at page 567, Register's Office, Davidson County, Tennessee, and as shown on the site plan of Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions of Coventry Woods, Phase I, of record in Book 6966, page 370, said Register's Office, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Sheri Sterban, and husband, Christopher P. Sterban by deed from Joe W. Hudgins and wife, Eunice D. Hudgins, filed of record in Book 10493, page 738, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6966, page 333, and all matters as shown on the recorded plat.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $1.00.

Christopher P. Sterban
AFFIANT

Sworn to and subscribed before me this 9th day of January, 2004.

Wanda L. Wickell
NOTARY PUBLIC

My commission expires: WANDA L. WICKELL
A Notary Public of Tennessee
My Commission Expires January 28, 2006

NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree in that certain case styled Davidson County Circuit Court, Docket No.: 03D-1291, the consideration for this transfer is $1.00.

AFFIANT

Sworn to and subscribed before me this 9th day of January, 2003.

NOTARY PUBLIC

WANDA L. WICKELL
A Notary Public of Tennessee
My Commission Expires January 28, 2006

My Commission Expires:

WITNESS my hand this 9th day of January, 2003.

CHRISTOPHER STERBAN

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Wanda L Wickell, a Notary Public in and for said County and State, the within named, CHRISTOPHER STERBAN, the Bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of January, 2003.

NOTARY PUBLIC

WANDA L. WICKELL
A Notary Public of Tennessee
My Commission Expires January 28, 2006

My commission expires: