04-1392

This Instrument Prepared by:
Stanley A. Kweller
Jackson, Kweller, McKinney
Warden & Hayes
214 Second Avenue, North, Suite 103
Nashville, Tennessee 37201

Davidson County DEEDQC
Recvd: 06/24/04 13:35 2pgs
Fees:12.00 Taxes:0.00
20040624-0075263

RETURN TO:
AMERICAN TITLE COMPANY
925 Industrial Drive
Old Hickory, TN 37138

The actual consideration or value whichever is greater for this transfer is $-0-.

Erika Roberts
AFFIANT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14th day of June, 2004.

Pamela Y. Gambel
NOTARY PUBLIC

PAMELA Y. GAMBEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: July 30, 2005

QUITCLAIM DEED

ADDRESS OF NEW OWNERS:

Kimberly Sue Elrod
7957 Boone Trace
Nashville, TN 37221

SEND TAX BILLS TO:

New Owner

MAP & PARCEL NO.

126-15-A
122

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Richard D. Elrod**, by these presents do hereby quitclaim and convey unto **Kimberly Sue Elrod** to her heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

Being Lot No. 261 on the Plan of Phase Two, Boone Trace at Biltmore of record in Book 9700, pages 316 and 317, as amended in Book 10995, page 618, Register's Office for

Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kimberly Sue Elrod, and husband, Richard D. Elrod, by deed from Fox Ridge Homes, Inc., A/K/A NVR Fox Ridge, Inc., of record in Book 11235, Page 112, Register's office for Davidson County, Tennessee. The said Kimberly Sue Elrod, and husband, Richard D. Elrod, having since been divorced by Final Decree of Divorce on the ____ day of _____, 200___, in the Circuit Court for Davidson County, Tennessee, Docket No. 03D-2201, and this conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement.

Said property has a street address of: 7957 Boone Trace, Nashville, Tennessee 37221

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 14th day of June, 2004.

Richard D. Elrod

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard D. Elrod**, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of June, 2004.

NOTARY PUBLIC

My Commission Expires: July 31, 2005

