THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

ADDRESS NEW OWNER: **MONICA A. WASHINGTON**
3105 Justin Towne Court
Antioch, TN 37013

MORTGAGEE: **U. S. BANK**
814 Church Street
Nashville, TN 37203

Send Tax Bills to: **U. S. BANK**
814 Church Street
Nashville, TN 37203

MAP AND PARCEL: **150-3/136 2 DX 03513**

Davidson County DEEDQC
Recvd: 04/01/05 12:21 3 pg
Fees:17.00 Taxes:0.00
20050401-0035466

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement to be incorporated into the final decree of divorce in the case of EVERETT JASON MARTIN V. MONICA WASHINGTON MARTIN, Docket No. 05D-317, in the Fourth Circuit Court of Davidson County, the receipt of which is hereby acknowledged, EVERETT MARTIN, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto MONICA A. WASHINGTON, Grantee, her 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, to-wit:

> BEING Lot No. 6a, Zone Lot Division of Lots 6, 7 and 30, on the Plan of Just Towne, Section II of record in Plat Book 5200, page 459 and amended in Book 5200, page 618, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Everett Martin and wife, Monica Martin by deed from Rita Michelle Highfill and husband, Gary S. Highfill, of record in Book 11454, Page 737 , Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to all matters as set out on the plan of record in Book 5200, page 459, and amended in Book 5200, page 618; restrictive covenants as set out in Book 6069, page 33 and Book 6149, page 436, said Register's Office; any and all easements located on the property and party wall for use in common with owner(s) of attached and appurtenant improvements.

This is improved property known as 3105 Justin Towne Court, Antioch, TN 37013

IN TESTIMONY WHEREOF I have executed this instrument this the 25 day of March, 2005.

Everett Martin
EVERETT MARTIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee this the 25th day of March, 2005.

Janice Stanley Walden
NOTARY PUBLIC

JANICE STANLEY WALDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 01-26-08

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 29th day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 7-29-06

