Davidson County DEEDQC
Recvd: 04/28/05 14:33 2 pgs
Fees:12.00 Taxes:0.00

20050428-0047507

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $NONE, and this transaction is exempt from transfer tax pursuant to Tennessee Code Annotated § 67-4-409 (a)(3)(A) and (E) as a deed dissolving a tenancy by the entirety and a deed adjusting property rights between divorcing parties. Affiant Subscribed and sworn to before me, this 14TH day February of _____, 2005. Notary Public My Commission Expires: 11-07

ELLEN S. McDANIEL NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.

Address New Owner As Follows: Mary I. Yarbrough 600 Valley Trace Court Nashville, TN 37221	Send Tax Bills To: Washington Mutual 2210 Enterprise Drive Florence, SC 29501	Map-Parcel Number: 143-06-0-A 52

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **LUKE A. WADLEY, III** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **MARY I. YARBROUGH** ("Grantee"), all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the plan of Phase Two Harpeth Trace Estates, of record in Book 5200, pages 556-558, Register's Office for Davidson County, Tennessee.

Said Lot No. 18, which is a corner lot, fronts 44.78 feet on the northerly margin of Valley Trace Court and fronts 46.75 feet on the westerly margin of Valley Trace Drive, said frontages being joined by a curve having a length of 34.66 feet, and extends back 131.73 feet on the northerly line and 142.72 feet on the southwesterly line to a dead line measuring 35.15 feet.

Being the same property conveyed to Mary I. Yarbrough and husband, Luke A. Wadley, III, by deed from David H. Furse and spouse, Gunn E. Furse, of record as Instrument No. 20011022-0115049, Register's Office for Davidson County, Tennessee.

The legal description is the same as in the previous deed of record.

This is improved property known as 600 Valley Trace Court, Nashville, TN 37221.

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

WITNESS my hand this 12th day of March, 2005.

Luke A. Wadley, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LUKE A. WADLEY, III**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of March, 2005.

Notary Public

TINA E. RYANS
STATE OF TENNESSEE NOTARY PUBLIC
ROANE COUNTY, TENN.

My Commission Expires: November 12th, 2008