This Instrument prepared by:
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Davidson County DEEDQC
Recvd: 04/29/05 14:02 2 pgs
Fees:12.00 Taxes:0.00
20050429-0047938

QUIT CLAIM DEED

ADDRESS NEW	SEND TAX BILLS TO	MAP & PAR. #
Gregory C. Turner 936 Maxwell Avenue Nashville, Tennessee 37206	Wells Fargo Home Mortgage P. O. Box 30110 Tampa, FL 33630-3110	82-8-340

KNOW ALL MEN BY THESE PRESENTS:

That Anne F. Turner (being one and the same as Anne Foster Turner), for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Eighth Circuit Court for Davidson County, Tennessee, Docket No. 05D-1037, between Gregory Clarence Turner, (being one and the same as Gregory C. Turner), Plaintiff, and Anne Foster Turner, Defendant, does hereby demise, release and forever quitclaim unto the said Gregory C. Turner, his heirs, successors and assigns, all of his title, interests and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> BEING Lot No. 17 on the Map of House and Simonton's Subdivision of Lots Nos. 1 to 16, inclusive, of the Stratton & Seymour's Addition to Edgefield, of record in Book 57, Page 137, Register's office for said County.
>
> Said Lot No. 17 fronts 50 feet on the southerly side of Maxwell Street and runs back between parallel lines, along the easterly margin of McFerrin Avenue, 175 feet to an alley.
>
> BEING the same property conveyed by Michael S. Ott, an unmarried man, by Warranty Deed to Gregory C. Turner and wife, Anne F. Turner by Warranty Deed of record as Instrument No. 20030626-0088618, Register's Office, Davidson County, Tennessee.

The said Gregory C. Turner hereby assumes, agrees to pay and agrees to hold Anne F. Turner harmless from one Deed of Trust Note in favor of American Home Mortgage, said Note bearing an original unpaid principal balance of $144,000.00. Note is evidenced by a Deed of Trust of record as Instrument No. 20041201-0143070, Register's Office, Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.

This improved property known as 936 Maxwell Avenue, Nashville, Tennessee, 37206.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 28th day of April, 2005.

ANNE F. TURNER

STATE OF TENNESSEE)
)
COUNTY OF)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named ANNE F. TURNER, the Bargainor, with whom I am personally acquainted, and who acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 29 day of April, 2005.

REGINA D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires May 24, 2008.

My Commission Expires MAY 24, 2008

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STATE OF TENNESSEE)
)
COUNTY OF)

The actual consideration on this transfer is $0.

GREGORY C. TURNER
Affiant

Sworn to and subscribed before me this 28th day of April, 2005.

ELIZABETH D. PRITCHETT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires May 24 2008

My Commission Expires: _____.

This instrument prepared from information provided by parties.