Davidson County DEEDQC
Recvd: 06/10/05 08:53 2 pgs
Fees:12.00 Taxes:0.00

20050610-0066395

This instrument was prepared by:

Laura Tek
Attorney at Law
Rivergate Park Office Building
1994 N. Gallatin Road, Ste. 205
Madison, Tennessee 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is NONE.

Affiant, **Geneva Fiumara**

Subscribed and sworn to before me on this 2 day of June 2005

NOTARY PUBLIC
My commission expires: MY COMMISSION EXPIRES: September 24, 2006

LAURA TEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills To:	Map-Parcel #s:
Michael Lingner, a single man 3913 Banbury Drive Nashville, TN 37207	Same	04110003500

QUITCLAIM DEED

WHEREAS, **Michael Lingner** and **Geneva Fiumara** were married as husband and wife and owned a certain tract of land in Nashville, Davidson County, Tennessee, described hereinbelow:

LAND in Davidson County, Tennessee, being Lot. No. 424 on the Plan of Bellshire Estates, Section B, as of record in Book 2331, pages 128 and 129, Register's Office for said County.

SAID Lot No. 424 fronts 208.9 feet on the southeasterly margin of Banbury Drive and extends back between converging lines 311.4 feet on the southerly line and 313.2 feet on the northeasterly line.

BEING Lot No. 143 on the plat of The Legacy Subdivision, Section 4, which plat appears of record in Plat Book 15, Page 112, Register's Office for Robertson County, Tennessee, to which record reference is here made for a more particular description thereof.

Being the same property conveyed to Michael Lingner and wife, Geneva Fiumara, by warranty deed from Charles E. Foster and wife, Linda B. Foster, of record at Book 9504, Page 1, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 3913 Banbury Drive, Nashville, Tennessee 37207.

WHEREAS, pursuant to the Final Decree of Divorce which was entered by the Fourth Circuit Court for Davidson County, Tennessee, in the absolute divorce case styled Fiumara v.

Lingner, Case No. 03D-2347, **Michael Lingner** and **Geneva Fiumara** have agreed to sever all marital bonds between them and **Geneva Fiumara** has agreed to convey all of her right, title and interest in and to the tract of land described hereinabove.

NOW, THEREFORE, for and in consideration of the sum of One and No/100, ($1.00), Dollar, cash in hand paid, and pursuant to the terms of said Marital Dissolution Agreement, **Geneva Fiumara**, the Grantor, does hereby remise, release and forever quitclaim unto **Michael Lingner**, the Grantee, his heirs and assigns, all of her right, title and interest in and to a certain tract of land in Nashville, Davidson County, Tennessee, described hereinbelow:

> LAND in Davidson County, Tennessee, being Lot. No. 424 on the Plan of Bellshire Estates, Section B, as of record in Book 2331, pages 128 and 129, Register's Office for said County.
>
> SAID Lot No. 424 fronts 208.9 feet on the southeasterly margin of Banbury Drive and extends back between converging lines 311.4 feet on the southerly line and 313.2 feet on the northeasterly line.
>
> BEING Lot No. 143 on the plat of The Legacy Subdivision, Section 4, which plat appears of record in Plat Book 15, Page 112, Register's Office for Robertson County, Tennessee, to which record reference is here made for a more particular description thereof.
>
> Being the same property conveyed to Michael Lingner and wife, Geneva Fiumara, by warranty deed from Charles E. Foster and wife, Linda B. Foster, of record at Book 9504, Page 1, Register's Office for Davidson County, Tennessee.
>
> The legal description is the same as the previous deed of record.
>
> This is improved property known as 3913 Banbury Drive, Nashville, Tennessee 37207.

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

WITNESS my hand this 2 day of JUNE 2005.

Geneva Fiumara

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Geneva Fiumara**, with whom I am personally acquainted and who, after being first duly sworn, acknowledged to me that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 2 day of JUNE 2005.

LAURA TEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

NOTARY PUBLIC

My commission expires: _____

* * *

MY COMMISSION EXPIRES:
September 24, 2005