Davidson County DEEDQC
Recvd: 06/10/05 10:49 3 pgs
Fees:17.00 Taxes:0.00

20050610-0066645

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me on this 9th day of June, 2005.

Notary Public

My commission expires: 7/30/05

DONALD E. CHESEBRO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This Instrument was prepared by:

Chad D. Vander Wert, Esq.
JACK, LYON & JONES, P.A.
11 Music Circle South, Ste, 202
Nashville, TN 37203

Address New Owner as Follows: Paige Anthony Tipton
5825 Robert E. Lee Drive
Nashville, TN 37215

Send Tax Bills to: SAME

Map-Parcel Numbers: 145.090-38

## QUITCLAIM DEED

WHEREAS, Mark Tyler Tipton ("Grantor") and Paige Anthony Tipton ("Grantee") were married as Husband and Wife and owned a certain tract of land located in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, Being Lot No. 93 on the Plan of Tyne Valley Estates, Section 5 of record in Book 3600, Page 54, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 93 fronts 190.8 feet on the westerly margin of Robert E. Lee Drive and extends back 369.8 feet on the northerly line and 370.1 feet on the southerly line to a line in the rear, measuring 188.36 feet thereon.

Being the same property conveyed to Steve Fishell and wife, Tracy Fishell by deed from Joshua A. Nemzoff and wife, Susan M. Nemzoff of record in Book 10534, Page 607, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 3600, page 54; all of record in the Register's Office for Davidson County, Tennessee.

WHEREAS, pursuant to the Final Order of Divorce entered on May 4, 2005, by the Fourth Circuit Court for Davidson County, Tennessee, in the case styled *Tipton v. Tipton*, Case Number 04D-1327, Grantor and Grantee were divorced and all marital bonds between them were severed; and

WHEREAS, in said Order, the Court approved the Marital Dissolution Agreement between Grantor and Grantee, wherein Grantor agreed to convey all of his right, title and interest in and to the tract of land described herein to Grantee.

NOW, THEREFORE, pursuant to the Final Order of Divorce, and for no monetary consideration except as provided in the Order, Mark Tyler Tipton, the Grantor, does hereby remise, release and forever quitclaim unto Paige Anthony Tipton, the Grantee, her heirs and assigns, all of his right, title and interest in and to a certain tract of land in Davidson County, Tennessee, now described as follows:

Land in Davidson County, Tennessee, Being Lot No. 93 on the Plan of Tyne Valley Estates, Section 5 of record in Book 3600, Page 54, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 93 fronts 190.8 feet on the westerly margin of Robert E. Lee Drive and extends back 369.8 feet on the northerly line and 370.1 feet on the southerly line to a line in the rear, measuring 188.36 feet thereon.

Being the same property conveyed to Steve Fishell and wife, Tracy Fishell by deed from Joshua A. Nemzoff and wife, Susan M. Nemzoff of record in Book 10534, Page 607, Register's Office for Davidson County, Tennessee.



STATE OF TENNESSEE )

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 3600, page 54; all of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark Tyler Tipton and wife, Paige Anthony Tipton, by deed from Steve Fishell and wife, Tracy Fishell, of record in Book 11611, Page 750, Register's Office for Davidson County, Tennessee, the said Mark Tyler Tipton and Paige Anthony Tipton having since divorced.

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

This is improved property located at 5825 Robert E. Lee Drive, Nashville, Tennessee 37215.

This 1st day of June, 2005.

Mark Tyler Tipton

Mark Tyler Tipton, Grantor

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

On this 1st day of June, 2005, before me personally appeared Mark Tyler Tipton, to me known or proved to me on the basis of satisfactory evidence, who, being by me duly sworn did say that he executed the foregoing Instrument for the purpose and consideration contained therein.

Notary Public

GREGORY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 11/25/07