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

Davidson County DEEDQC
Recvd: 06/29/05 08:56 3 pgs
Fees:17.00 Taxes:0.00
20050629-0074561

ADDRESS NEW OWNER: **NANCY KIRKLAND**
742 Roycroft Place
Nashville, TN 37203

MORTGAGEE: **NONE**

Send Tax Bills to: **NANCY KIRKLAND**
742 Roycroft Place
Nashville, TN 37203

MAP AND PARCEL: **105-10-0-205.00**

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 NANCY A. KIRKLAND V. CLIVE J. GREGSON, Docket No. 04D-3425, in the Eighth Circuit Court of Davidson County, the receipt of which is hereby acknowledged, CLIVE J. GREGSON, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto NANCY A. KIRKLAND, 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:

> Land in Davidson County, Tennessee, being Lot No 27 in C. S. Caldwell's Roycrof Addition, as of record in Book 332, page 37, said Register's office together with that part of Ridley Boulevard (closed), lying adjacent to the east line of Lot 27, more particularly described as follows:

Said Lot No. 27 and part of closed Boulevard front together 62 feet on the northerly side of Roycroft Place and extends back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Nancy Kirkland, a married woman, by Warranty Deed from Holland J. Helton and wife, N. Paige Trewhitt dated May 5, 2003, of record in Instrument Number 20020628-0078288, Register's Office for Davidson County Tennessee,

THIS CONVEYANCE IS SUBJECT TO: 1) All restriction of record; 2) All easements of record; 3) All visible easements; 4) all matters appearing on the plan of record;. 5)All applicable government and zoning regulations.

his is improved property known as 742 Roycroft Place, Nashville, Tennessee 37203..

IN TESTIMONY WHEREOF I have executed this instrument this the 30th day of March, 2005.

CLIVE J. GREGSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee this the 30th day of March, 2005.

LUANN CLOTHIER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: _____

My Commission Expires MAY 30, 2007

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 30th day of March, 2005.

NOTARY PUBLIC

My Commission Expires: _____

LUANN CLOTHIER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007