Davidson County DEEDQC
Recvd: 06/29/05 10:05 2 pgs
Fees:12.00 Taxes:0.00
20050629-0074638

This Instrument was prepared by:
William K. Lane, III, Attorney
238 Public Square
Franklin, TN 37064

ADDRESS OF NEW PROPERTY OWNER:	**SEND TAX BILLS TO:**	**Map – Group -Parcel**	
Susan W. Caro 1133 Battery Lane Nashville, TN 37220	same	131-13	100

QUITCLAIM DEED

WHEREAS: David A. Caro ("Grantor") and **Susan W. Caro** ("Grantee") were married as husband and wife and owned a certain tract of land in Davidson County, Tennessee; and

WHEREAS: pursuant to the Final Decree of Divorce dated May ____ 2005 entered by the Court under Susan W. Caro v. David A. Caro; **Docket No.: 04D-1332** in the Fourth Circuit Court for Davidson County, Tennessee Grantor and Grantee were divorced and all marital bonds between them were severed; and

WHEREAS: said Decree of Divorce is now final and the time for appealing said Decree has passed; and

WHEREAS: in said Final Divorce Decree, the Court Ordered the transfer of real property between Grantor and Grantee wherein Grantor agreed to convey all of his right, title and interest in and to the tract of land described hereinbelow and this real property is being transferred in accordance with Tennessee Code Annotated §67-4-409 (a)(3)(E).

NOW, THEREFORE, for and in consideration of the sum of One and No/100 ($100) Dollar, cash in hand paid, and pursuant to the terms of said Final Decree of Divorce, David A. Caro, the Grantor, does hereby convey, remise, release and forever quitclaim unto Susan W. Caro, 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 described as follows to-wit

> Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being the northeast part of Lot No. 5 and the northwest part of Lot No. 6 on the plat of the subdivision of J.T. Jenkins Home Tract, as of record in Book 547, page 20, Register's Office for Davidson County, Tennessee, described according to a survey made by W.B. Southgate, Surveyor, October 14, 1940, as follows:
>
> Beginning at a point on the southerly margin of Battery Road, said point being the northeast corner of the property conveyed to Samuel C. Crawford and wife, by deed from E.A. Bergstrom and wife, of record in Book 1169, page 248, said Register's Office; thence with his easterly line southwardly 397.0 feet; thence northeasterly 219 feet 6 inches; thence northwardly 307 feet to the southerly

margin of said Road; thence with said Road, westwardly 200.0 feet to the beginning.

Being the same property conveyed to David Alan Caro and wife, Susan W. Caro by Deed from Bancroft O'Quinn, Jr., dated July 10th 1998 of record in Deed Book11019, Page 823, Register's Office for Davidson County, Tennessee.

This is improved property known as 1133 Battery Lane, Nashville, Tennessee 37220.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

IN TESTMONY WHEREOF I have hereunto set my hand this the 8 day of June 2005.

David Alan Caro

David A. Caro **(Grantor)**

STATE OF TENNESSEE :
COUNTY OF Williamson :

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared David A. Caro with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be the person within named, and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand this the 8 day of June 2005 in Franklin, Tennessee.

WILLIAM K. L... NOTARY PUBLIC AT LARGE ...WILLIAMSON CO...

Notary Public

My Commission Expires: 6-19-07

The actual consideration or value, whichever is greater, for this transfer is **exempt** pursuant to T.C.A. § 67-4-409 (a)(3)(E).

Susan W. Caro

AFFIANT

Sworn to and subscribed to before me, this 28 day of June 20...

NOTARY PUBLIC

My commission expires:

NATHANIEL H. KOENIG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 21, 2009