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

Davidson County DEEDQC
Recvd: 07/05/05 16:16 2 pgs
Fees:12.00 Taxes:0.00
20050705-0077080

ADDRESS OF NEW PROPERTY OWNER:	**SEND TAX BILLS TO:**	**Map – Group -Parcel**
David A. Caro 1720 Warfield Nashville, TN 37215	same	~~98 14~~ 131-3 ~~62~~ 165

QUITCLAIM DEED

WHEREAS: Susan W. Caro ("Grantor") and **David A. Caro** ("Grantee") were married as husband and wife and owned a certain tract of land in Davidson County, Tennessee titled in the name of "David Alan Caro , unmarried" by virtue of marital interest; 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 her marital 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, Susan W. Caro, the Grantor, does hereby convey, remise, release and forever quitclaim unto David A. Caro, the Grantee, his 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 Davidson County, Sate of Tennessee, described as follows, to wit:

Being Lot No. 17 on the Map pf Neil Hunt's Subdivision, of record in Book 974, page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 75.15 feet on the northerly side of Warfield ~~Avenue~~ and runs back between lines, 252.75 feet, more or less, on the easterly line and 247.20 feet, more or less, on the westerly line to a dead line which measures 75 feet.

Being the same property conveyed to David Alan Caro and wife, Susan Caro by General Warranty Deed from Frances L. Eckhardt, unmarried, dated April 25th 1990 of record in Deed Book 8096, Page 563, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to the following:

1. Restrictive Covenants of record in Book 1129, page 321, as amended in Book 6104, page 64, said Register's Office.
2. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 4211, page 154 said Register's Office.

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

This is improved property known as 1720 Warfield Drive, Nashville, Tennessee 37215.

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

Susan W. Caro **(Grantor)**

STATE OF TENNESSEE :
COUNTY OF Davidson :

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Susan W. 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 purposes therein contained.

Witness my hand this the 28 day of June 2005 in _____, Tennessee.

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

Notary Public

My Commission Expires: _____

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

AFFIANT

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

WILLIAM R. LANE, III
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

NOTARY PUBLIC

My commission expires:
6-19-07