This Instrument prepared by:
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Davidson County DEEDQC
Recvd: 07/11/05 15:41 2 pgs
Fees:12.00 Taxes:0.00

20050711-0080067

**QUITCLAIM DEED**

| ADDRESS NEW | SEND TAX BILLS TO | MAP & PAR. # |
|---|---|---|
| Denby Melisha Morgan<br>2951 Sinbad Drive<br>Nashville, Tennessee 37214 | Amerivest Mortgage Corporation<br>51 Century Boulevard, Suite 111<br>Nashville, Tennessee 37214 | 96-6-108 |

KNOW ALL MEN BY THESE PRESENTS:

That Jaime Zubieta, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed on March 31, 2005, in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 05D-1175, between Jaime Zubieta, Plaintiff, and Denby Melisha Morgan (being one and the same as Denby Zubieta), Defendant, does hereby demise, release and forever quitclaim unto the said Denby Melisha Morgan, her heirs, successors and assigns, all of his title, interests and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, described as follows:

> BEING Lot No. 196 on the Map of Cloverhill Subdivision, Sec. IV, as of record in Book 2133, Page 62, Register's Office, Davidson County, Tennessee.
>
> SAID Lot No. 196 begins at a point in the northerly margin of Sinbad Drive, the common front corner of Lot Nos. 195 and 196; thence northerly 177 feet to a point, the common rear corner of Lot Nos. 195 and 196; thence easterly 182.6 feet to a point in the westerly margin of Cottonwood Drive; thence southerly 175.68 feet along said drive to a point, the beginning of a curve; thence 31.42 feet around said curve, having a radius of 20 feet to a point in the northerly margin of Sinbad Drive; thence westerly along said drive 156.75 feet to the point of beginning.
>
> BEING the same property conveyed by Donald C. Landsberg and Lois Thies, Co-Executors of the Estate of Doris Northington, to Jaime Zubieta and wife, Denby Zubieta, by deed of record in Book 11681, Page 460, Register's Office, Davidson County, Tennessee, and later corrected by an Instrument of Correction of record as Instrument No. 20030630-0089870, Register's Office, Davidson County, Tennessee.

The said Denby Melisha Morgan hereby assumes, agrees to pay and agrees to hold Jaime Zubieta harmless from one Deed of Trust Note in favor of Amerivest Mortgage Corporation, said note bearing an original unpaid principal balance of $71,225.00. Note is evidenced by a Deed of Trust of record in Book 11681, Page 464, Register's Office, Davidson County, Tennessee. The said Denby Melisha Morgan further assumes, agrees to pay and agrees to hold Jaime Zubieta harmless from a second Deed of Trust Note in favor of Nashville Housing Fund, Inc., said note bearing an original unpaid balance of $6,000.70. Note is evidenced by a Deed of Trust of record in Book 11681, Page 475, Register's Office, Davidson County, Tennessee.

**THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.**

This improved property known as 2951 Sinbad Drive, Nashville, Tennessee, 37214.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 7 day of July, 2005.

JAIME ZUBIETA

STATE OF TENNESSEE )
COUNTY OF Rutherford )

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named JAIME ZUBIETA, the Bargainor, with whom I am personally acquainted, and who acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Brentwood, Tennessee, this 7 day of July, 2005.

NOTARY PUBLIC

JUDY L. PASCHALL NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

My Commission expires: 4-15-2006.

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STATE OF TENNESSEE )
COUNTY OF Davidson )

The actual consideration on this transfer is $0.

DENBY MELISHA MORGAN
Affiant

Sworn to and subscribed before me
this 8 day of July, 2005.

NOTARY PUBLIC

My Commission Expires: 7-9-2005.

This instrument prepared from information provided by parties.