Davidson County DEEDQC
Recvd: 07/26/05 13:51 3 pgs
Fees:17.00 Taxes:0.00
20050726-0086913

QUITCLAIM DEED

FROM: **Mitchael Joseph Despot and Wife, Cynthia Ramsey Despot**
5894 Willshire Drive
Nashville, Tennessee 37215

TO:
Cynthia Ramsey Despot

This Instrument Was Prepared By:
MARLENE ESKIND MOSES
Suite 500
One Church Street Building
Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
5894 Willshire Drive	5894 Willshire Drive	145-13-6
Nashville, TN 37215	Nashville, TN 37215	

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled *Cynthia Ramsey Despot v. Mitchael Joseph Despot, Jr.*, Case No. 04D-3122 of Davidson County, Tennessee and that there was no other consideration given for the transfer.

Cynthia Ramsey Despot
GRANTEE, Cynthia Ramsey Despot

Sworn to and subscribed before me, this 26 day of April, 2005.

Penny J Sander
NOTARY PUBLIC

My Commission Expires: 5/24/08

This transaction is exempt from tax pursuant to *T.C.A.* § 67-4-409(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in Eighth Circuit Court for Davidson County, Tennessee, Mitchael Joseph Despot, Jr. has bargained and sold, and by these presents does transfer, quitclaim and

convey unto the said Cynthia Ramsey Despot, her heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Otter Creek Hills, of record in Book 2900, pages 110 and 111 Register's Office for said County.

Said Lot No. 3 fronts 201 feet on the broken southerly margin of Willshire Drive and extends back 281.1 feet on the easterly line(s) and 328.9 feet on the broken westerly line to a dead line in the rear, measuring 148 feet thereon.

Being the same property conveyed to Mitchael J. Despot and wife Cynthia R. Despot by deed from Francis Craig Creighton, unmarried of record in Book 10776, page 769, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2900 Page 110 and 111, said Register's Office, which Plan shows an 85 foot minimum building setback line from Willshire Drive and a 10 foot easement for public utility purposes along the rear and the southerly portion of the westerly line(s) and a 3 by 15 foot utility anchor easement(s) located on the northeasterly front corner(s) of said lot and 10 foot drainage easement along the easterly side line of said lot.

Witness my hand this 15 day of June, 2005.

mitchael Joseph Despot Jr.
GRANTOR, Mitchael Joseph Despot, Jr.

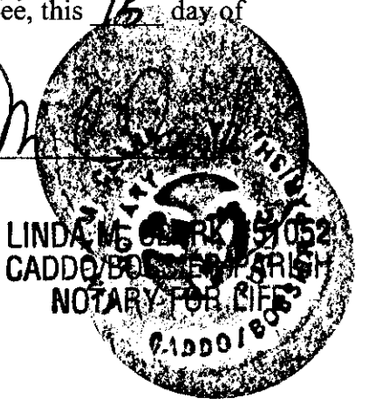
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Mitchael Joseph Despot, Jr. personally appeared before me, a Notary Public of said County and State, with whom I am personally acquainted (or proved to me on the

basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Shreveport, ~~Tennessee~~ Louisiana, this 15 day of June, 2005.

NOTARY PUBLIC



My Commission Expires:

Life

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MARLENE ESKIND MOSES, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.