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

Davidson County DEEDQC
Recvd: 08/10/05 11:17 3 pgs
Fees:17.00 Taxes:0.00
20050810-0094705

ADDRESS OF NEW PROPERTY OWNER:	**SEND TAX BILLS TO:**	**Map – Group -Parcel**	
Susan W. Caro 1133 Battery Lane Nashville, TN 37220	same	104 -- 15	331

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, 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, Tennessee, being Lot Nos. 8 and 27-C on the Plan of the re-subdivision of the T.W. Crutcher & Company's Plat of Jacob Hostettler's Subdivision of Lots Nos. 1, 2 and 3 of the Bain Tract, as of record in Book 843, page 71, Register's Office for said County.
>
> Said Lots Nos. 8 and 27-C, described together, front 60 feet on the northerly side of Sweetbrier Avenue and run back 249 feet 4 inches on the westerly line and 250 feet 2 inches on the easterly line to a dead line and measures 60 feet thereon.

Included in the above description but excluded therefrom is the property sold to Leo F. Raby of record in Book 4861, page 888, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27-C and the northerly 10 feet of Lot No. 8, on the Plan of T.W. Crutcher & Company's Plat of Jacob Hostettler's Subdivision of Lots No. 1, 2 and 3 of the Bain Tract as of record in Book 843, page 71.

Beginning at a point being the common corners of Lots Nos. 27-B and 27-C; thence with a line between the same South 1° 55' West 75.74 feet to a point; thence South 2° 59' West 10.25 feet to a point; thence South 86° 57' East 60 feet to a point; thence North 2° 59' East 10.5 feet to a point; thence North 1° 56' East 76.5 feet to a point; thence North 87° 56' West 60.0 feet to the point of beginning.

Being the same property conveyed to David Alan Caro and wife, Susan W. Caro by Warranty Deed from Howard E. Smith and wife, Louise M. Smith dated April 30th 1982 of record in Deed Book 5880, page 286, Register's Office for Davidson County, Tennessee.

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 2012 Sweetbrier Avenue, Nashville, Tennessee 37212.

IN TESTMONY WHEREOF I have hereunto set my hand this the 29th 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 29th day of July 2005 in Franklin, Tennessee.

Emma B. Smith

Notary Public

My Commission Expires: 9-23-07

EMMA B. SMITH
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

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. Cross
AFFIANT

Sworn to and subscribed to before me, this 9th day of August, 2005.

NOTARY PUBLIC

My commission expires:

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