THIS INSTRUMENT WAS PREPARED BY:
W. ALLEN BARRETT
Attorney at Law
501 Union Street, Suite 503
Nashville, TN 37219

Davidson County DEEDQC
Recvd: 08/11/05 16:09 2 pgs
Fees:12.00 Taxes:0.00
20050811-0095437

ADDRESS NEW OWNER AS:
Christy A. Dunning
3144 Hidden Creek Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Same

MAP-PARCEL NO: 173-16-A-40CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **DONALD RAE DUNNING, JR.,** hereinafter called the Grantor, and by these presents do hereby transfer, convey and quit claim unto **CHRISTY A. DUNNING**, hereinafter called the Grantee, her heirs and assigns, all my right, title, claim, and interest in and to the following described property located in **Davidson** County, Tennessee, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 25 on the Plan of Hidden Creek, Phase I, Section I, Phase 2, and Phase 3, Section 1 of record in Instrument No. 20030213-0020016, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Meridyth M. Kidd, an unmarried woman by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument No. 20040209-0015056 Register's Office for Davidson County, Tennessee. The said Meridyth M. Kidd having died intestate on March 29, 2004. a residence of Davidson County, Tennessee, survived by her mother, Linda Marie Bunn Jones and her father, Giles Kidd, being her sole heirs-at-law, the Grantors named herein, as evidenced by affidavits of heirship being recorded simultaneously herewith.
>
> Being the same property conveyed to Christy A. Dunning, married, by deed from Linda Marie Bunn Jones and Giles Kidd, being the sole Heirs-At-Law of Meridyth M. Kidd, Deceased, of record in Instrument No. 20040623-0074735, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record and property taxes for the current year.

IN WITNESS WHEREOF, Grantor has executed this instrument this 8TH day of July, 2005.

DONALD RAE DUNNING, JR.

****

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named **DONALD RAE DUNNING, JR.**, the bargainor 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 Nashville, Tennessee, this the 8th day of July, 2005.

ROBERT TODD JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: July 19, 2008

****

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00. Divorce Action Docket No. 03D-252, Eighth Circuit Court of Davidson County, Tennessee.

Affiant

BPR 10894

Subscribed and sworn to and before me, this the 8th day of July, 2005.

Notary Public

TANYA B. SINK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7-29-06