Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20050826-0102419

This Instrument prepared by:
TED F. WALKER
Attorney at Law
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Nashville, Tennessee 37219
Telephone: 615/244-7707

QUIT CLAIM DEED

ADDRESS NEW	SEND TAX BILLS TO	MAP & PARCEL
Mary A. McCutcheon-Birdsong 330 Edwin Street Nashville, Tennessee 37207	Bank of America Mortgage Corp. 4161 Piedmont Parkway Greensboro, North Carolina 27410	Map 71-7 Parcel 229 12DZ 51375

KNOW ALL MEN BY THESE PRESENTS:

That William R. Birdsong, being one and the same as William Stephen Ryan Birdsong, for the express purpose of making a reconveyance to Mary A. McCutcheon-Birdsong, being one and the same as Mary A. Hathaway, as part of a Marital Dissolution Agreement in a divorce action filed in the Eighth Circuit Court for Davidson County, Tennessee, Docket No. 05D-1537, between Mary Ann McCutcheon-Birdsong, Plaintiff, and William Stephen Ryan Birdsong, Defendant, does hereby demise, release and forever quitclaim unto the said Mary A. McCutcheon-Birdsong, her heirs, successors and assigns, all of his title, interest and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, described as follows:

> BEING Lot No. 1, Richeson Subdivision, as of record in Plat Book 6200, Page 678, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed by Kevin O. Hathaway to Mary A. Hathaway by Quitclaim Deed of record in Book 9986, Page 766, Register's Office, Davidson County, Tennessee.

The said Mary A. McCutcheon-Birdsong hereby assumes, agrees to pay and agrees to hold William R. Birdsong harmless from one Deed of Trust Note in favor of Metropolitan Development & Housing Agency, said note bearing an original unpaid principal balance of $14,500.00, as evidenced by a Deed of Trust of record as Instrument No. 20010322-0027765, Register's Office, Davidson County, Tennessee

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

This is improved property known as 330 Edwin Street, Nashville, Tennessee 37207

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 26th day of August, 2005.

WILLIAM R. BIRDSONG

STATE OF TENNESSEE)
)
COUNTY OF)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named WILLIAM R. BIRDSONG, 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 Nashville, Tennessee, this 26th day of August, 2005.

CONNIE F. SPURLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP SEPT. 20, 2008

NOTARY PUBLIC

My Commission expires: 9/20/08.

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STATE OF TENNESSEE)
)
COUNTY OF)

The actual consideration on this transfer is $0.

MARY A. MCCUTCHEON-BIRDSONG
AFFIANT

CONNIE F. SPURLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP SEPT. 20, 2008

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

NOTARY PUBLIC

My Commission Expires: 9/20/08.

This instrument was prepared from information provided by parties.