Davidson County DEEDQC
Recvd: 09/02/05 12:48 2 pgs
Fees:12.00 Taxes:0.00
20050902-0105745

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Marietta J. Rooks	CUNA MUTUAL MORTGAGE	150-07-0-211.00
704 Country Lawn Ct.	Marketplace Dr STE 100	02D 73408
Antioch TN 37013	Madison WI 53719-5306	

FOR AND IN CONSIDERATION of the mutual promises contained in a Marital Dissolution Agreement, the sufficiency of which is hereby acknowledged, I, Aaron V. Rooks, by these presents do hereby quitclaim and convey unto Marietta J. Rooks, her successors and assigns, forever, my right, title and interest in and to the following described tract of land situated in Davidson, State of Tennessee, and being further described as follows:

Land in Davidson County, Tennessee, being Lot No. 188 as shown on the map entitled The Country, Section 5, of record in Plat Book 5200, page 271-272, Registrar'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 to Aaron V. Rooks and wife, Marietta J. Rooks, by warranty deed from Daniel R. Adkins and wife, Alice J. Adkins, of record in Book 7807, Page 953, RODC, wherein the said Daniel R. Adkins signed on behalf of his wife, Alice J. Adkins, utilizing a power of attorney filed in Rutherford County alone, but now filed in Davidson County, of record in Instrument No. 20050831-0104428 RODC, said Power of Attorney having been amended by document of record in Instrument No. 20050831-0104450 also now filed in the RODC. The said original warranty deed from Daniel R. Adkins and wife, Alice J. Adkins, of record in Book 7807, Page 953, RODC, having failed to contain the notary for Daniel J. Adkins in his individual capacity, this deed was subsequently amended to reflect a corrected notary, said being of record in Instrument No. 20040107-0002660, Register's Office for Davidson County, Tennessee.

The purpose of this conveyance is to fulfill the terms of the Marital Dissolution Agreement executed by the parties and filed of record in the Eighth Circuit Court for Davidson County, Tennessee, Case No. 05D-2118.

Aaron V. Rooks being the same person as Aaron V. Rooks Sr.

This is improved property known as: 704 Country Lawn Court Antioch TN 37013

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

Witness my hand on this 2nd day of September, 2005, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Aaron V. Rooks Sr.
Aaron V. Rooks, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Aaron V. Rooks, Sr., the Bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 2nd day of September, 2005.

ALITA SPARKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Alita Sparks
NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires JULY 21, 2007

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ zero (-0-).

Marietta Rooks
AFFIANT

Subscribed and sworn to before me, this the 2nd day of September, 2005.

Alita Sparks
NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires JULY 21, 2007

ALITA SPARKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:**
Amanda J. McClendon
Attorney at Law
2806 Bransford Avenue
Nashville, TN 37204-3102
(615) 298-4466

**From information provided by Marietta Rooks.
Preparer makes no warranty as to validity of title, or encumbrances, or liens, or restrictions against the herein described real property.