THIS INSTRUMENT PREPARED BY:
MARTHA CHILD, ATTORNEY AT LAW
392 Harding Place, Suite 215, Nashville, TN. 37211
(615) 834-4300

QUITCLAIM DEED

New Owner:	**Send Tax Bills:**	**Map & Parcel Nos.**
Debra Marie Franks 715 23rd Street Nashville, TN. 37209	Dovenmuehle Mortgage Co. 1501 Woodfield Rd Schaumburg, IL. 60173	91-1-95 08DA-62205

For and in Consideration of A Final Decree of Divorce in the in the Circuit Court for Davidson County, Tennessee, James David Franks, by these presents do hereby quitclaim and convey unto Debra Marie Franks, her successors and assigns, all my right, title, and interest in and to the following described tract of land, situated, lying and being in Davidson County, Tennessee, and is more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Hullett Subdivision, of record in in Plat Book 8250, page 317, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to James David Franks and wife, Debra Marie Franks by deed from Phillip E. Colgan and wife, Ruth R. Colgan, of record in Book 9811, page 699, Register's Office for Davidson County, Tennessee.

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

SOURCE OF DESCRIPTION: Survey dated September 21, 1995, made by John B. Kohl, III, License No. 100, 400 Seventh Avenue South, Nashville, TN. 37203.

This conveyance is being made in consideration of consideration of a Final Decree of Divorce of the parties in the Circuit Court for Davidson County, Tennessee, styled: JAMES DAVID FRANKS vs. DEBRA MARIE FRANKS, Docket Number 05D3489.

This conveyance is subject to any and all outstanding indebtedness thereon.

This is improved property known as: 715 23rd Street, Nashville, TN. 37209.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is -0-.

James David Franks
Affiant

Subscribed and sworn to before me this the 22nd day of September, 2005.

My Commission Expires:

8-4-06

Notary Public



Davidson County DEEDQC
Recvd: 10/05/05 08:26 2 pgs
Fees:12.00 Taxes:0.00

20051005-0119700

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

Witness my hand this the 22 day of September, 2005.

James David Franks

James David Franks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, James David Franks, the within name bargainor, with whom I am personally acquainted, 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 22nd day of September, 2005.

My Commission Expires:

8-4-06

Notary Public



quitc-d
ibmpts