THIS INSTRUMENT PREPARED BY
DAVID H. HORNIK
ATTORNEY AT LAW
2400 CRESTMOOR ROAD
NASHVILLE, TN 3715

Davidson County DEEDQC
Recvd: 10/24/05 11:42 2 pgs
Fees:12.00 Taxes:0.00
20051024-0127981

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
CHRISTOPHER J. KEYSER
629 SUGAR MILL DRIVE
NASHVILLE, TN 37211

SEND TAX BILLS TO:
WELLS FARGO HOME MORTGAGE, INC.
P.O. BOX 10304
DES MOINES, IA 50306-0304

MAP/PARCEL NUMBERS

MAP: 181, GROUP 01B
PARCEL: 24

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, KERI E. KEYSER, being one and the same person as Keri Elizabeth Keyser, by these presents does hereby quitclaim and convey unto CHRISTOPHER J. KEYSER, being one and the same person as Christopher James Keyser, his successors and assigns, all of her right, title and interest, in and to the following described real estate located in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot Number 164 on the Plan of Sugar Valley, a Planned Unit Development, Section 1 Addition, a Cluster Lot Subdivision, of record in Instrument Number 20030708-00993537, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete an accurate legal description of said lot.

Being the same property conveyed to Keri E. Keyser and Christopher J. Keyser, Wife and Husband, by Warrant Deed from Yazdian Construction, Inc., A Tennessee Corporation, of record in Instrument Number 20031229-0183013, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments shown of record in the Register's Office for Davidson County, Tennessee.

This property is improved property and bears the street address of 629 Sugar Mill Drive, Nashville, TN 37211

WITNESS MY HAND, on this the 29th day of August, 2005.

Keri E. Keyser
KERI E. KEYSER

Keri Elizabeth Keyser

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, KERI E. KEYSER, being one and the same person as Keri Elizabeth Keyser, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in the aforesaid County and State, this the 29th day of August, 2005.

NOTARY PUBLIC

VIRGINIA D. LANCASTER NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY

My Commission Expires: ~~September 20, 2008~~ 8/29/05

AFFIDAVIT

I hereby swear or affirm that the actual value of this transfer is $ -0- being a division of marital property pursuant to the terms of a divorce settlement in the case of *Christopher James Keyser vs. Keri Elizabeth Keyser*, Fourth Circuit, Davidson County, Tennessee, Case No 05D-2262.

AFFIANT

SWORN TO and subscribed before me this the 29 day of August, 2005.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 3-25-07