Davidson County DEEDQC
Recvd: 10/24/05 14:31 2 pgs
Fees:12.00 Taxes:0.00
20051024-0128243

THIS INSTRUMENT WAS PREPARED BY:
THE FLEMING WALKER LAW FIRM
607 South Locust Street
Springfield, TN. 37172

Deed prepared without title search and opinion and is made pursuant to Decree of Divorce.

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map - Parcel
MARK WALKER **607 South Locust St.** **Springfield, TN. 37172**	**Same**	**018-16-01167-CC**

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, ***SUSAN WALKER*** by these presents does hereby quitclaim and convey unto ***MARK WALKER***, and his successors and assigns, all her right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee

BEING Lot No. 1 of on the Plan of Wilhoit-Young Commercial Subdivision, a plat of which is of record in Book 5200, Page 198, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

The subject property is improved property commonly known as 204 Dickerson Pike, Goodlettsville, Tennessee 37072.

BEING the same property conveyed to Mark Walker and Susan Walker herein of Instrument 20000915-0091743, Register's Office for Davidson County, Tennessee.

TO HAVE AND HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it subject to current taxes, restrictions and easements of record, including an easement for ingress and egress servicing Lot 2 of said subdivision, the same being recorded simultaneously herewith.

GRANTOR further covenants and binds her, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ -0-
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 24 DAY OF Oct 20 05
Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned, after being duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled *PHILIP M. WALKER* vs. *SUSAN C. WALKER*, Civil Action No. 05D 971, *Eighth Circuit* Court for Davidson County, Tennessee, and that there was no other consideration given for the transfer.

Philip Mark Walker
AFFIANT

Sworn to and subscribed before me, this the 20th day of October, 2005

PATRICIA B. EIDSON STATE OF TENNESSEE NOTARY PUBLIC 01-26-08 DAVIDSON COUNTY

Patricia B Eidson
Notary Public
My Commission Expires: 01/26/08

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

Witness my hand this 20 day of October, 2005 the bargaining party, having caused my name to be signed hereto on said day and date.

Susan Walker
SUSAN WALKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Susan Walker the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this the 20th day of October, 2005.

PATRICIA B. EIDSON STATE OF TENNESSEE NOTARY PUBLIC 01-26-08 DAVIDSON COUNTY

Patricia B Eidson
Notary Public

My Commission Expires: 01/26/08