This Instrument was Prepared By:
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Davidson County DEEDQC
Recvd: 12/28/05 09:55 2 pgs
Fees:12.00 Taxes:0.00
20051228-0154940

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	MAP/	SEND TAX BILLS
Jack Collins	PARCEL	New Owner
c/o Karen Sawyer	83-7/329	
312 Blue Hills Drive	15DA-39813	
Nashville, Tennessee 37214		

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein. A title search was NOT made in conjunction with the preparation of this document.

The Actual Consideration or Value, whichever is greater, for this transfer is $-0-

Beverly B. Collins subscribed and sworn to before me, this the 21st day of Dec. 2005.

Beverly B. Collins, Affiant

Notary Public

JULIE ROBINSON ROWLAND NOTARY PUBLIC AT LARGE WILSON CO., TENN

My Commissions expires: 7/19/08

KNOW ALL PERSONS BY THESE PRESENTS that JACK EDGER COLLINS and BEVERLY B. COLLINS were married as husband and wife and owned, as joint tenants by the entirety, an improved parcel of real estate situated in Davidson County, Tennessee;

> BEING Lot No. 11 on the Plan of Eastland Oaks, Section 2, as of record in Book 4860, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description; and

WHEREAS, pursuant to the Final Decree of Divorce entered on October 5, 2005 in the case styled *Jack Edger Collins v. Beverly B. Collins*, Docket No. 4887DV, Circuit Court for Wilson County, Tennessee, the parties were divorced and all marital bonds between them were forever dissolved; and

WHEREAS, said Final Decree is now final and the time for appealing said Decree has passed; and

WHEREAS, in said Final Decree, the Court approved the Marital Dissolution Agreement between the parties wherein wife BEVERLY B. COLLINS, agreed to convey all of her right, title, and interest in and to the tract of land described herein below.

NOW, THEREFORE, for and in consideration of the sum of One and No/100 ($1.00) dollar, cash in hand paid, and pursuant to the terms of the Final Decree of Divorce approved by the Court on October 5, 2005, BEVERLY B. COLLINS, does hereby convey, remise, release and forever quitclaim unto JACK EDGER COLLINS, his heirs and assigns, all of her right, title, and interest in the improved parcel of real estate situated in Davidson County, Tennessee described as follows:

BEING Lot No. 11 on the Plan of Eastland Oaks, Section 2, as of record in Book 4860, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Shirley Ann Tripp by deed from Samuel R. Pierce, Jr., Secretary of Housing and Development, of record in Book 7038, page 206, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Jack E. Collins and Beverly B. Collins, by deed from Shirley Ann Tripp, of record in Book 7850, Page 458, Register's Office for Davidson, County, Tennessee.

This conveyance subject to such casements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee

This is an improved property known as 2314-2316 Oak Court, Nashville, Davidson County, Tennessee.

This conveyance is subject to any and all restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body. Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

The parties acknowledge that the attorney who prepared this quitclaim deed claims no expertise or special knowledge regarding the tax ramifications surrounding this property transfer. The parties further acknowledge that they have been advised to seek and obtain independent tax advice regarding the ramifications and effect of this property transfer, and that neither of them have relied upon the aforesaid attorneys as to the tax implications surrounding said instrument.

This the 21st day of December 2005.

Beverly B. Collins
BEVERLY B. COLLINS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BEVERLY B. COLLINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 21st day of Dec. 2005.

Julie Robinson Rowland
Notary Public

My Commissions expires: 7/19/08

JULIE ROBINSON ROWLAND
NOTARY PUBLIC AT LARGE
WILSON CO. TENN