This Form furnished by: ***HELEN SFIKAS ROGERS*, ATTORNEY AT LAW, ROGERS & ASSOCIATES**, 2205 State Street, Nashville, Tennessee 37203

FROM:

DARREN PARKER DRYER

TO:

LINDA MALONE DRYER

Davidson County DEEDQC
Recvd: 01/20/06 14:00 3 pgs
Fees:17.00 Taxes:0.00
20060120-0007895

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map - Parcel - Lot
Linda M. Dryer P. O. Box 495 Hermitage, Tennessee 37076	Linda M. Dryer P. O. Box 495 Hermitage, Tennessee 37076	Map No. 075-12-0-C-051.00

STATE OF TENNESSEE }

COUNTY OF Davidson }

THE TRANSFER TAX ON THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF *TENNESSEE CODE ANNOTATED § 67-4-409(a)(3)(E)*. THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **$ NONE**.

DARREN PARKER DRYER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January, 2006.

NOTARY PUBLIC

JOHN W. ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3/21/2009

MY COMMISSION EXPIRES: 3-21-09.
DATE

This Instrument Prepared By:

HELEN S. ROGERS
ROGERS & ASSOCIATES
Attorney at Law
2205 State Street
Nashville, TN 37203

(615) 320-0600

I, ***DARREN PARKER DRYER***, do hereby Quitclaim to ***LINDA MALONE DRYER***, all my rights, title and interest that I may have had by right of marriage to ***LINDA MALONE DRYER***, in said real property as described below:

LAND located in Davidson County, Tennessee, being described as follows:

Being Lot No. 51, Unit No. 1005, on the Brookside Park (Villa) Townhomes, Phase No. II, A Horizontal Property Regime with Private Elements, as of record in Instrument No. 20001010-0100359, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the real property conveyed to Chao-l Lin, unmarried, by Deed from NVR. Inc., a Virginia Corporation, Trading as Fox Ridge Homes, Aye Phaphol jointed in this conveyance to convey any and all rights she may have in this property, of record in Instrument No. 20010619-0064928, Register' Office for Davidson County, Tennessee.

Also Being the same real property conveyed to Linda Dryer by Warranty Deed, from Chao-l Lin and Aye Phaphol, Dated November 21st, 2005, of record in Instrument No. 20051130-0144052, Register' Office for Davidson County, Tennessee.

Subject to all matters as set forth per Instrument No. 20001010-0100359, Register' Office for Davidson County, Tennessee.

By-Laws as shown of record in Deed Book No. 11653, Page No. 273, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Book No. 11653, Page No. 248, Register's Office for Davidson County, Tennessee.

Metropolitan Government Easement as shown of record in Deed Book No. 4126, Page No. 977, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book No. 11653, Page No. 251, and Instrument No. 20000718-0070532, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This Quitclaim Deed was prepared from information provided by the parties herein, and the preparation of this Quitclaim Deed neither expresses nor implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed herein.

This conveyance is made pursuant to *Tennessee Code Annotated § 36-4-121* and a Final Decree of Divorce in the Circuit Court of Wilson County, Tennessee, Docket No. 5226-DV.

This is improved real property known as:

749 Tulip Grove Road, Condominium No. 1005, Hermitage, Davidson County, Tennessee 37076

WITNESSED My Hand this the 17th day of January, 2006.

DARREN PARKER DRYER

STATE OF TENNESSEE }

COUNTY OF Davidson }

Personally appeared before me, John W. Allen, a Notary Public in and for said County and State, the within named ***DARREN PARKER DRYER***, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that **HE** executed the within instrument for the purposes of therein contained.

WITNESS my hand at Nashville, Tennessee, this the 17th day of January, 2006.

JOHN W. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/21/2009

NOTARY PUBLIC

My Commission Expires: 3-21-09.
DATE