Davidson County DEEDQC
Recvd: 02/06/06 08:30 2 pgs
Fees:12.00 Taxes:0.00
20060206-0014124

Send Tax Bills To:
Valarie A. Eubank
3029 Summercrest Trail
Antioch, Tn 37013
MAP/PARCEL # 164-10-0-A 171.00 CO

This Instrument Prepared By:
William Carter Conway
Attorney at Law
236 Public Square, Ste. 205
Franklin, TN 37064

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged , pursuant to TCA 36-4-121 and pursuant to a Marital Dissolution Agreement entered into between the parties in the Circuit Court of Davidson County, Tennessee, I, JOHN EDWARD EUBANK have bargained and sold and by these presents do remise, release and quitclaim to, VALARIE ANNICE EUBANK, all my right, title and interest in and to the following described land located in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot #349 as shown on the map entitled, Summerfield Village Three, of record as Instrument No. 20001006-0099706, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to John Edward Eubank and wife, Valarie Barnes Eubank, by Instrument #20020212 0018171, Register's Office of Davidson County, Tennessee.
>
> This is improved property known as: 3029 Summercrest Trail, Antioch, TN.
>
> All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or rights of way for public utilities.

TO HAVE AND TO HOLD the same property hereinabove described and set forth, together with all hereditaments and appurtenances thereunto belonging to or in any

wise appertaining to the said Grantee, her heirs and assigns. Said property is subject to such limitations, restrictions and encumbrances as may affect the premises.

It is the intention of the Grantor herein, pursuant to TCA Section 36-4-121 to vest the Grantee with a fee simple title to the herein described property.

WITNESS my hand on this the 2nd day of February, 2006.

John Edward Eubank, Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, in and for said County and State, the within named, John Edward Eubank, the bargainor with whom I am personally acquainted and who acknowledge that he executed this instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee on this the 2nd day of February, 2006.

NOTARY PUBLIC

My Commission Expires:
9/17/07

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The transfer tax on this transfer is exempt pursuant to TCA § 67-4-409(E)

Affiant

SWORN to and subscribed before me on this the 2nd day of February, 2006.

NOTARY PUBLIC

My Commission Expires: 9/17/07