This instrument prepared by:

David C. Risner, Attorney at Law
404 James Robertson Parkway
Suite 1400, Parkway Towers
Nashville, Tennessee 37219
(615) 733-0701

QUITCLAIM DEED

New Owner and Address:	**Send Tax Bills to:**	**Map and Parcel No:**
Tanja Margarete Hunter 7041 Calderwood Lane Antioch, Tennessee 37013	Countrywide Home Loans 7105 Corporate Drive, PTX-B36 Plano, TX 75024-3628	**181-3-0-A Parcel 98**

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STATE OF TENNESSEE)
)ss:
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero Dollars ($0.00), this conveyance being executed pursuant to the terms of a Final Decree of Divorce, Docket No. 05D-2848 in the Fourth Circuit Court for Davidson County, Tennessee.

RANDY C. HUNTER

Sworn to and subscribed before me on this 2 day of February, 2006.

Notary Public

My commission expires: 05-23-09

YVETTE A. CAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

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FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and such other mutual promises of value, the receipt of which is hereby acknowledged, the undersigned, RANDY C. HUNTER, does hereby transfer, convey, and quitclaim unto, TANJA M. HUNTER, her heirs, successors, and assigns, all of his right, title, claim and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows , to wit:

Being Lot 98, on the Plan of Section Four, INDIAN CREEK ESTATES, of record in Plat Book 11700, page 15, 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 Randy C. Hunter and Tanja M. Hunter, as husband and wife, by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record as Instrument No. 20030430-0047794, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Davidson County DEEDQC
Recvd: 02/22/06 13:42 2 pgs
Fees:12.00 Taxes:0.00
20060222-0020793

Taxes and assessments for the year 2005, and subsequent years, which are a lien and not yet due and payable.

All matters as set out on the PUD Boundary Plat, Indian Creek Estates, of record in Plat Book 9700, page 391, Register's Office for Davidson County, Tennessee.

All matters on the Plan of Section Four, Indian Creek Estates, of record in Plat Book 1700, page 15, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 10752, page 553, and in Book 11708, page 575, and in Instrument No. 20000727-0074152, Register's Office for Davidson County, Tennessee.

Charter for Indian Creek Homeowner's Association, Inc., of record in Book 11031, page 79, Register's Office for Davidson County, Tennessee.

By-Laws of Indian Creek Homeowner's Association of record in Book 11033, page 509, and First Amendment to By-Laws of record in Instrument No. 20000727-0074153, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 10729, page 380, Register's Office for Davidson County, Tennessee.

Basement for family cemetery for Richard J. Byrd and wife, and their descendants and immediate families of record in Book 6549, page 403, Register's Office for Davidson County, Tennessee.

Conveyance of common areas to Indian Creek Homeowner's Association, Inc., of record in Book 11033, page 519, Register's Office for Davidson County, Tennessee.

Basement granted to United Telephone Company as of record in Instrument No. 20000802-0076584, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

TOGETHER with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead herein.

This is improved property commonly known as 7041 Calderwood Drive, Antioch, Tennessee 37013.

Witness my hand this 2nd day of February, 2006.

RANDY C. HUNTER

ACKNOWLEDGMENT

STATE OF TENNESSEE)
)ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named RANDY C. HUNTER, bargainor, 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 purpose contained therein.

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

Notary Public

My commission expires: 05-23-09

YVETTE Y. CAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009