PICK-UP

Instrument prepared by:
TED F. WALKER
Attorney at Law
1820 Parkway Towers
404 James Robertson Pkwy
Nashville, Tennessee 37219
Telephone: 615/244-7707

Davidson County DEEDQC
Recvd: 06/13/06 14:56 2 pgs
Fees:12.00 Taxes:0.00
20060613-0070353

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
JAMES HOWARD 4121 Boyd Drive Nashville, Tennessee 37218	Same	Map 59-5 Parcel 41.00

KNOW ALL MEN BY THESE PRESENTS:

That AMIKA HOWARD, being one and the same as AMIKA UVETTE HOWARD, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 06D-512, between AMIKA UVETTE HOWARD, Plaintiff, and JAMES EDWARD HOWARD, III, (being one and the same as JAMES HOWARD), Defendant, does hereby demise, release and forever quitclaim unto the said JAMES HOWARD, his heirs, successors and assigns, all of her title, interest and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> BEING Lot No. 88 on the Plan of Buena Vista Estates, Section 2, of record in Book 4175, Page 139, 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 by Delores E. Armstrong to James Howard, a married man, by deed of record as Instrument No. 20040923-0115191, Register's Office, Davidson County, Tennessee.

The said JAMES HOWARD hereby assumes, agrees to pay and agrees to hold AMIKA HOWARD harmless from one Deed of Trust Note in favor of Wilmington Finance, said note bearing an original unpaid principal balance of $65,952.00 and evidenced by a Deed of Trust of record as Instrument No. 20040923-0115192, Register's Office, Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.

This is improved property know as 4121 Boyd Drive, Nashville, Tennessee, 37218.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 5 day of June, 2006.

AMIKA HOWARD

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named AMIKA HOWARD, being one and the same as AMIKA UVETTE HOWARD, the Bargainor, with whom I am personally acquainted, and who acknowledged to me that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 5 day of June, 2006.

KRISTINA D. COLON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission expires: My Commission Expires JULY 25, 2009

****

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

AMIKA HOWARD
Affiant

Sworn to and subscribed before me this 5 day of June, 2006.

KRISTINA D. COLON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires JULY 25, 2009

My Commission Expires: _____.

This instrument prepared from information provided by parties.