Davidson County DEEDQC
Recvd: 07/13/06 11:24 2 pgs
Fees:12.00 Taxes:0.00

20060713-0084438

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ -0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 2006

Deputy Register

This instrument prepared by:
(And return to:)

Grissim Title & Escrow, LLC
2309 Crestmoor Road, Ste 300
Nashville, TN 37215

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO.: |
|---|---|---|
| William John Chaplin<br>206 Alta Loma Road<br>Madison, TN 37115 | SAME | Map/Par: 034 050 088.00 |

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

WHEREAS, Sharon K. Chaplin ("Grantor") and William J. Chaplin ("Grantee") were married as husband and wife and owned a certain tract of land in Davidson County, Tennessee described below:

> BEING Lot NO. 5 on the Plan of Gregory's unrecorded resubdivision of part of Lot No. 19 on the Map of Bransford Realty Co.'s Alta Loma Subdivision in Book 421, page 44, Register's Office for Davidson County, Tennessee and further described according to a survey by John Kohl, Surveyor, dated June 26, 1978 as follows:
>
> SAID Lot No. 5 fronts 55 feet on the southerly margin of Alta Loma Road and runs back 226.4 feet on the westerly margin and 225.9 feet on the easterly margin to a dead line in the rear whereon it measures 50 feet.
>
> Being the same property conveyed to William J. Chaplin and wife, Sharon K. Chaplin by deed of record in Book 9464, Page 397, Register's Office for Davidson County, Tennessee.

WHEREAS, pursuant to the Divorce Decree dated the 2nd day of September, 1999, entered by the Court in William J. Chaplin vs. Sharon K. Chaplin, Case No. 99D-1864, Seventh Circuit Court for Davidson County, Twentieth Judicial District for the State of Tennessee, Grantor and Grantee were divorced and all marital bonds between them were severed; and

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

WHEREAS, in said Divorce Decree, the Court approved the Property Settlement Agreement between Grantor and Grantee wherein Grantor agreed to convey all of her right, title and interest in and to the tract of land described hereinbelow.

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 said Property Settlement Agreement approved in the Divorce Decree, Sharon K. Chaplin, the Grantor, does hereby convey, remise, release and forever quitclaim unto William J. Chaplin, the Grantee, his heirs and assigns, all of her right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

> BEING Lot NO. 5 on the Plan of Gregory's unrecorded resubdivision of part of Lot No. 19 on the Map of Bransford Realty Co.'s Alta Loma Subdivision in Book 421, page 44, Register's Office for Davidson County, Tennessee and further described according to a survey by John Kohl, Surveyor, dated June 26, 1978 as follows:
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> SAID Lot No. 5 fronts 55 feet on the southerly margin of Alta Loma Road and runs back 226.4 feet on the westerly margin and 225.9 feet on the easterly margin to a dead line in the rear whereon it measures 50 feet.
>
> Being the same property conveyed to William J. Chaplin and wife, Sharon K. Chaplin by deed of record in Book 9464, Page 397, Register's Office for Davidson County, Tennessee. Kay Hudson, the mother of Sharon K. Chaplin, executes this instrument on behalf of Sharon K. Chaplin as the Power of Attorney for Sharon K. Chaplin.

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

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: 206 Alta Loma Road, Madison, TN 37115.

WITNESS my hand this 10th day of July, 2006.

Sharon K. Chaplin
SHARON K. CHAPLIN

By: Kay Hudson
KAY HUDSON

STATE OF WEST VIRGINIA )
)
COUNTY OF Kanawha )

On this 10th day of July, 2006, before me, the undersigned a Notary Public in and for said County and State, personally appeared **KAY HUDSON**, as Attorney-In-Fact to me known to be the person who executed the foregoing instrument in behalf of **SHARON K. CHAPLIN**, and acknowledged that she executed the same as the free act and deed of the said Sharon K. Hudson.

Witness my hand and seal at Charleston, West Virginia, this the 10th day of July, 2006.

Rose Godfrey
Notary Public

My Commission Expires:
4/2/2007

NOTARY PUBLIC OFFICIAL SEAL
ROSE GODFREY
State of West Virginia
My Commission Expires Apr. 2, 2007
4325 W. Washington Apt. A, Charleston, WV 25313

NOTARY PUBLIC OFFICIAL SEAL
ROSE GODFREY
State of West Virginia
My Commission Expires Apr. 2, 2007
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A:\Quitclaim Deed - Std