Davidson County DEEDQC
Recvd: 08/28/06 08:23 2 pgs
Fees:12.00 Taxes:0.00
20060828-0105554

**After Recording Return To:**

**EXPRESS FINANCIAL SERVICES, INC.**
**National Service Center**
**P.O. Box 25467**
**Nine Parkway Center**
**875 Greentree Road, Suite 275**
**Pittsburgh, PA 15220**

**This Instrument Prepared By:**
**M. Powell, Esquire BOPR# 5372**
Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
**(866) 755-6300**

**Map & Parcel:**
049160A06800CO

# QUIT CLAIM DEED

(This deed is being executed to remove a former spouse from title)

**New Owner/ Property Being Conveyed**
BRIAN K. SMITH
1309 Rock Creek Trace
Whites Creek, Tennessee 37189

**Send Tax Bills To:**
New Owner

**Mail Tax Statement To:**
New Owner

THIS INDENTURE, made this 8th day of August, 2006, between CLAUDINE D. SMITH, a now divorced woman, residing at 377 Athens Way, Nashville, Tennessee 37228 hereinafter referred to as "Party of the First Part" and BRIAN K. SMITH, an unmarried man, residing at 1309 Rock Creek Trace, Whites Creek, Tennessee 37189, hereinafter referred to as "Party of the Second Part."

**WITNESSETH**

That the said Party of the First Part, pursuant to the Final Decree of Divorce, Case No. 03D-561, filed 06/10/03 in the Fourth Circuit Court for the State of Tennessee, Twentieth Judicial District, County of Davidson, to the said Party of the Second Part, and which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20 ON THE PLAN OF WILLOW TRACE SUBDIVISION, PHASE TWO, OF RECORD IN PLAT BOOK 7900, PAGE 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO CLAUDINE D. SMITH AND BRIAN K. SMITH FROM W. H. DORRIS AND R. B. HUFFINE IN DEED DATED 09/03/1998, RECORDED 09/11/1998 IN BOOK 11107, PAGE 763 IN DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 8023, PAGE 692, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF WILLOW TRACE, PHASE II, OF RECORD IN PLAT BOOK 7900, PAGE 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 1309 Rock Creek Trace, Whites Creek, Tennessee 37189

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

B. Claudine D. Smith

**CLAUDINE D. SMITH**

**STATE OF TENNESSEE** }
**COUNTY OF** Davidson }

On this 8th day of August, 2006, before me personally appeared CLAUDINE D. SMITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

ALVIN DUKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 19, 2009

NOTARY PUBLIC

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $0.00.

B. Claudine D. Smith

**CLAUDINE D. SMITH**

Subscribed and sworn to before me
this the 8th day of August, 2006.

MY COMMISSION EXPIRES SEPTEMBER 19, 2009

NOTARY PUBLIC My Commission expires:

ALVIN DUKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.