Davidson County DEEDQC
Recvd: 10/04/06 16:15 3 pgs
Fees:17.00 Taxes:0.00
20061004-0123525

QUITCLAIM DEED

FROM: Scott Lunsford

TO: Carrie Lunsford

This Instrument Was Prepared By:
MARLENE ESKIND MOSES
Suite 500
One Church Street Building
Nashville, Tennessee 37201

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel No.:**
6557 Broken Bow Road	America's Wholesale Lender	181-3A
Antioch, TN 37013	4500 Park Granada	Parcel 39
	Calabasas, CA 91302-1613	

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled CARRIE H. LUNSFORD VS. SCOTT L. LUNSFORD, Case No. 05D-3552 of Davidson County, Tennessee and that there was no other consideration given for the transfer.

Carrie H. Lunsford
GRANTEE, Carrie H. Lunsford

Sworn to and subscribed before me, this 25 day of September 2006.

Diana R. Chavers
NOTARY PUBLIC

My Commission Expires: 7-27-07

DIANA R. CHAVERS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

This transaction is exempt from tax pursuant to *T.C.A.* § 67-4-409(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case No. 05D-3552 in the Eighth Circuit Court for Davidson County, Tennessee, Scott L. Lunsford has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said Carrie H. Lunsford her heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, TN, BEING Lot No. 39, Section 1 on the Plan of Indian Creek Estates, of record in Plat Book 9700, page 556 & 557, Register's Office for Davidon County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

This conveyance is subject to the folloiwng: All matters appearing on the Plan of record in Plat Book 9700, page 556 & 557; restrictions of record in Book 10752, page 553; By-Laws of record in Book 11033, Page 509; Easement in Book 6549, Page 403; Book 10729, Page 380; Book 11033, Page 519; Application in Book 8955, Page 509; Charter in Book 11031, Page 79; all of record in the Register's Office for Davidson County, Tennessee.

BEING the same proprty conveyed to Scott Lunsford and wife, Carrie Lunsford by deed from Lisa Dawn Collins and spouse, Eugene A. Collins of record in Book 11238, page 142, Register's Office for Davidson County, Tennessee.

This conveyance is made pursuant to Final Decree of Divorce entered in the cause of Lunsford vs. Lunsford, No. 05D-3552, Eighth Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 6557 Broken Bow Road, Nashville, TN 37013

Witness my hand this 6th day of Sept, 2006.

Scott L. Lunsford

GRANTOR, Scott L. Lunsford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Scott L. Lunsford, personally appeared before me, a Notary Public of said County and State, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 6th day of Sept, 2006.

HAYLEY S. CLAPP
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: Jan 23, 2010

My Commission Expires JAN. 23, 2010

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MARLENE ESKIND MOSES, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.