THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

Davidson County DEEDQC
Recvd: 10/13/06 12:23 2 pgs
Fees:12.00 Taxes:0.00
20061013-0127407

ADDRESS NEW OWNER: **SAMANTHA J. MARTIN**
2509 Winter Springs Court
Hermitage, TN 37076

Send Tax Bills to: **Wells Fargo Home Mortgage**
P.O. Box 650769
Dallas, TX 75265

MAP AND PARCEL: **64-16-D-145CO**

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of SAMANTH JANE MARTIN v. RICHARD JOSEPH MARTIN, JR., Docket No. 06D-1831, in the Fourth Circuit Court of Davidson County, the receipt of which is hereby acknowledged, RICHARD MARTIN, JR., Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto SAMANTHA J. MARTIN, Grantee, her heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

BEING Lot No. 158 ON THE Plan of Section Three, Truxton Park of record in Instrument No: 20011024-0116272, Register's Office for said County, to which plan reference is hereby mad for a more complete and accurate description.

This the same description as in the previous deed of record.

Being the same property conveyed to Richard Martin and Samantha J. Martin by deed from Beazer Homes Corp, DBA Phillips Builders, a Tennessee Corporation, of record in Instrument No: 20020625-0076382, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restriction and easements of record.

This is improved property, know as 2509 Winter Springs Court, Hermitage, TN 37076.

IN TESTIMONY WHEREOF I have executed this instrument this the 7th day of October, 2006.

RICHARD MARTIN, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named RICHARD MARTIN, JR., the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 7th day of October, 2006.

NOTARY PUBLIC

JANICE STANLEY WALDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 01-14-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is ZERO ($0.00).

Samantha Martin
AFFIANT

Sworn to and subscribed before me this 12th day of October, 2006.

NOTARY PUBLIC

JANICE STANLEY WALDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 01-14-08