PICK-UP

This Instrument prepared by:
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Davidson County DEEDQC
Recvd: 10/18/06 12:31 2 pgs
Fees:12.00 Taxes:0.00
20061018-0129347

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Sabrina Edgington 257 Eisenhower Drive Nashville, Tennessee 37211	First Horizon Home Loan Corp. 5775-E Glenridge Dr., Suite 100 Atlanta, Georgia 30328	134-13-78

KNOW ALL MEN BY THESE PRESENTS:

That Matthew Walker (being one and the same as Matthew Samuel Walker), for the express purpose of making a reconveyance as part of the Marital Dissolution Agreement in the divorce action filed in the Circuit Court for Davidson County, Tennessee, between Sabrina Deeann Edgington (being one and the same as Sabrina Edgington), Plaintiff, and Matthew Samuel Walker, Defendant, does hereby demise, release and forever quitclaim unto the said Sabrina Edgington, her heirs, successors and assigns, all of his title, interests and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, described as follows:

> BEING Lot No.165 on the Plan of Kenilworth Estates, Section Four, of record In Plat Book 3300, Pages 34, 35 & 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> SAID Lot No. 165 fronts 70.00 feet on the broken southerly margin of Eisenhower Drive and extends back 210.7 feet on the easterly line and 193.5 feet on the westerly line to a broken line in the rear, measuring 64.1 feet thereon.
>
> BEING the same property conveyed by Ava A. Provance and Carla S. Thomas to Sabrina Edgington by deed of record as Instrument No. 20040802-0092797, Register's Office, Davidson County, Tennessee.

The said Sabrina Edgington hereby assumes, agrees to pay and agrees to hold Matthew Walker harmless from one Deed of Trust Note in favor of First Horizon Home Loan Corporation, said note bearing an original unpaid principal balance of $97,680.00 and evidenced by a Deed of Trust of record as Instrument No. 20040803-0092798, Register's Office, Davidson County, Tennessee. Sabrina Edgington further assumes, agrees to pay and agrees to hold Matthew Walker harmless from a second Deed of Trust Note in favor of USAA Federal Savings Bank, said note bearing an original unpaid principal balance of $25,026.45 and evidenced by a Deed of Trust of record as Instrument No. 20060815-0100430, Register's Office, Davidson County, Tennessee.

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

This is improved property known as 257 Eisenhower Drive, Nashville, Tennessee, 37211.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 10 day of October, 2006.

Matthew Walker
MATTHEW WALKER

STATE OF ~~TENNESSEE~~ Virginia)
~~COUNTY OF~~ City Bristol)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named MATTHEW WALKER, the Bargainor, with whom I am personally acquainted, and who acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 10 day of October, 2006.

CHAD BOARDWINE NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

NOTARY PUBLIC

My Commission Expires January 31, 2008

My Commission expires: _____.

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STATE OF TENNESSEE)
)
COUNTY OF)

The actual consideration on this transfer is $0.

SABRINA EDGINGTON
Affiant

Sworn to and subscribed before me
this 10 day of October, 2006.

CHAD BOARDWINE NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

NOTARY PUBLIC

My Commission Expires: My Commission Expires January 31, 2008

This instrument prepared from information provided by parties.