This Instrument was Prepared By:
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Mt. Juliet, Tennessee 37122
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Davidson County DEEDQC
Recvd: 01/04/07 14:27 2 pgs
Fees:12.00 Taxes:0.00
20070104-0001777

QUITCLAIM DEED

Address New Owner As Follows:
Albert L. Sappington, Trustee of
The Albert L. Sappington
Revocable Living Trust
4216 Saddlebrooke Place
Hermitage, Tennessee 37076

Map/ Parcel
86-3 26 4D91813

Send Tax Bills To:
New Owner

This instrument was prepared based on information furnished by parties. The preparer makes no representations or warranties as to the correctness thereof or the status of the title to the property described herein. A title search was NOT made in conjunction with the preparation of this document.

STATE OF TENNESSEE)
COUNTY OF Wilson)

The Actual Consideration or Value, whichever is greater, for this transfer is $-0-

Wilma Gayle Sappington subscribed and sworn to before me,
This the 5th day of December 2006.

Wilma Gayle Sappington
Wilma Gayle Sappington, Affiant

Laura B. Baldacci
Notary Public
My Commissions expires: 5/7/07

LAURA B. BALDACCI NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

KNOW ALL PERSONS BY THESE PRESENTS that **Albert Sappington** and **Wilma Gayle Sappington** were married as husband and wife and owned an improved parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follow:

BEING Lot No. 6 on the Plan of the Saddlebrooke, formerly a portion of Powell Subdivision of record in Plat Book 6250, Page 940, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Albert L. Sappington, Trustee of the Albert L. Sappington Revocable Living Trust, in trust, from Albert L. Sappington, by Quitclaim Deed dated April 19th, 2002 of record as Instrument No. 20020419-0048964, Register's Office for said County.

Being the same property conveyed to Albert L. Sappington from Thomas M. McKinley, and Meggon E. McKinley, wife, by Warranty deed dated October 20, 1995, of record in Deed Book 9848 pages 131, Register's Office for said county.

This is improved real property known as **4216 Saddlebrooke Place, Hermitage, Tennessee 37076.**

WHEREAS, pursuant to the Marital Dissolution Agreement executed by the Grantor and Grantee and incorporated into Final Decree of Divorce entered in the Eighth Circuit Court for Davidson County, Tennessee, being Docket No. 06D2418, wherein Grantor agreed to convey all of her right, title, and interest in and to the improved parcel of real property located in Wilson County and described hereinabove.

NOW THERFORE, for and inconsideration of the sum of One and No/100 ($1.00) Dollar, cash in hand paid, and pursuant to the terms of the Marital Dissolution Agreement incorporated in the Final Decree of Divorce, **Wilma Gayle Sappington,** the Grantor, does hereby convey, remise, release, and forever quitclaim unto **Albert L. Sappington, Trustee of the Albert L. Sappington Revocable Living Trust,** the Grantee, his heirs and assigns, all of her right, title and interest in and to the improved parcel of real property known has 4216 Saddlebrooke Place, Hermitage, Davidson County, Tennessee 37076, and more particularly described hereinabove.

This conveyance is subject to any and all restrictive covenants, easements, and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body. Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

The parties acknowledge that the attorney who prepared this quitclaim deed claims no expertise or special knowledge regarding the tax ramifications surrounding this property transfer. The parties further acknowledge that they have been advised to seek and obtain independent tax advice regarding the ramifications and effect of this property transfer, and that neither of them have relied upon the aforesaid attorneys as to the tax implications surrounding said instrument.

Wilma Gayle Sappington
WILMA GAYLE SAPPINGTON/Grantor

12-05-06
Date

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILMA GAYLE SAPPINGTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal at office this 5th day of December 2006.

Laura B. Baldacci
Notary Public

My Commissions expires: 5 / 7 / 07

