Instrument prepared by:
TED F. WALKER
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Davidson County DEEDQC
Recvd: 03/27/07 13:04 2 pgs
Fees:12.00 Taxes:0.00
20070327-0036575

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
ANGELO CARRUTHERS 2016 Whitney Creek Drive Antioch, Tennessee 37013	CTX Mortgage Company, LLC 801 Ninth Avenue, N. St. Petersburg, Florida 33702	Map 165-09-O-A Parcel 86

KNOW ALL MEN BY THESE PRESENTS:

That DANIA D. CARRUTHERS (being one and the same as DANIA DENIESE CARRUTHERS), for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between ANGELO JEROME CARRUTHERS (being one and the same as ANGELO CARRUTHERS), Plaintiff, and DANIA DENIESE CARRUTHERS, Defendant, does hereby demise, release and forever quitclaim unto the said ANGELO CARRUTHERS, his heirs, successors and assigns, all of her title, interest and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

BEING Lot No. 64 of Section Three, Lakewood Village, a plat of which is of record as Instrument No. 20020321-0034912, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed by T. F. Homes, LLC, to Angelo Carruthers, a married man, by Warranty Deed of record as Instrument No. 20030807-0112847, Register's Office, Davidlson County, Tennessee.

The said ANGELO CARRUTHERS hereby assumes, agrees to pay and agrees to hold DANIA D. CARRUTHERS harmless from one Deed of Trust Note in favor of CTX Mortgage Company, LLC, said note bearing an original unpaid principal balance of One Hundred Forty-Four Thousand Seven Hundred Twenty-Eight Dollars ($144,728.00), as evidenced by a Deed of Trust of record as Instrument No. 20030807-0112848, Register's Office, Davidson County, Tennessee.

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

This is improved property know as 2016 Whitney Creek, Antioch, Tennessee, 37013.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 4th day of January, 2006. 2007 lj

DANIA D. CARRUTHERS

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named DANIA D. CARRUTHERS, being one and the same as DANIA DENIESE CARRUTHERS, the Bargainor, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Davidson County Tennessee, this 4th day of January, 2007.

NOTARY PUBLIC

LORRAINE JOHNSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission expires: My Commission Expires MAR. 22, 2008.

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STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

MORGAN LOMAX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ANGELO CARRUTHERS
Affiant

Sworn to and subscribed before me this 4. day of January, 2007.

NOTARY PUBLIC

My Commission Expires: 7/24/10.

This instrument prepared from information provided by parties.