Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is *NONE.*

Affiant

This Instrument Was Prepared By:

J. Stephen Brown, P.C.
Attorney At Law
326 North Cumberland Street
P.O. Box 792
Lebanon, TN 37087
FROM INFORMATION
SUPPLIED BY THE PARTIES

Subscribed and sworn to before me on this 18th day of July, 2006.

Notary Public
My Commission Expires: 7/19/08

JUDY L. WHITLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

Address New Owner as Follows:
Joy Michelle Saunders
1004 Aldersgate Road
Antioch, Tennessee 37013

Send Tax Bills to:
Joy Michelle Saunders
1004 Aldersgate Road
Antioch, Tennessee 37013

Parcel ID Number:
149020B12200CO

Davidson County DEEDQC
Recvd: 04/09/07 13:18 2 pg
Fees:12.00 Taxes:0.00
20070409-0041800

QUITCLAIM DEED

WHEREAS, J'aimi Marshall Saunders ("Grantor") and Joy Michelle Saunders ("Grantee") are in the process of obtaining a divorce;

WHEREAS Grantor owned an interest in a certain tract of land in Davidson County, Tennessee described below:

> Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Piccadilly Square, Phase II, of record in Plat Book 6250, Pages 92, 93 & 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to J'aimi M. Saunders and Joy M. Saunders by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated May 17, 2004, and of record as Instrument Number 200406180072777, Register's Office of Davidson County, Tennessee. J'aimi M. Saunders and J'aimi Marshall Saunders are one and the same person. Joy M. Saunders and Joy Michelle Saunders are one and the same person.
>
> Commonly known as: 1004 Aldersgate Road, Antioch, TN 37013.

WHEREAS, pursuant to a Marital Dissolution Agreement dated February 17th, 2006 and March 1st, 2006, the parties agreed that Grantor would quitclaim all of his interest in the aforedescribed property to Grantee;

WHEREAS, said Marital Dissolution Agreement has been executed by both parties and has been filed in the pending divorce action styled "JOY MICHELLE SAUNDERS vs. J'AIMI MARSHALL SAUNDERS", Eighth Circuit Court of Davidson County, Tennessee, Docket # 06D821;

NOW THEREFORE, for and in consideration of the sum on One and No/100 ($1.00) Dollar, cash in hand paid, and pursuant to the terms of said Marital Dissolution Agreement, J'AIMI MARSHALL SAUNDERS, the Grantor, does hereby remise, release and forever quitclaim unto JOY MICHELLE SAUNDERS, the Grantee, her heirs and assigns, all of his right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Piccadilly Square, Phase II, of record in Plat Book 6250, Pages 92, 93 & 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to J'aimi M. Saunders and Joy M. Saunders by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated May 17, 2004, and of record as Instrument Number 200406180072777, Register's Office of Davidson County, Tennessee. J'aimi M. Saunders and J'aimi Marshall Saunders are one and the same person. Joy M. Saunders and Joy Michelle Saunders are one and the same person.
>
> Commonly known as: 1004 Aldersgate Road, Antioch, TN 37013.
>
> This is the same description as contained in the previous instrument of record.

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

WITNESS my hand this 17th day of July, 2006.

J'AIMI MARSHALL SAUNDERS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned authority, a Notary Public, in and for the state and county aforesaid, J'AIMI MARSHALL SAUNDERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Lebanon, Tennessee, on this the 17th day of July, 2006.

Notary Public

JANICE B. JEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES:

9-29-08