Instrument prepared by:
TED F. WALKER
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PICK-UP

Davidson County DEEDQC
Recvd: 05/02/07 12:26 2 pgs
Fees:12.00 Taxes:0.00
20070502-0052468

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Aubrey D. Schutt 4835 Whites Creek Pike Whites Creek, Tennessee 37189	Countrywide Financial FV-24 P.O. Box 10211 Van Nuys, California 91499	Map 30 Parcel 254

KNOW ALL MEN BY THESE PRESENTS:

That PHILLIS A. SCHUTT (being one and the same as PHILLIS ANN SCHUTT) for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Fourth Circuit Court Davidson County, Tennessee, Docket No. 05D-3819, between AUBREY DALE SHUTT (being one and the same as AUBREY D. SCHUTT), Plaintiff, and PHILLIS ANN SCHUTT, Defendant, does hereby demise, release and forever quitclaim unto the said AUBREY D. SCHUTT, 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 a tract of land in the 1st Councilmanic District of Davidson County and a portion of that property conveyed to John R. Adams in DB4032, PG 127 RODCT known as the John R. Adams Lot as of record No. 20020110-004036 RODCT, more accurately described according to a survey dated 10-16-2001 by Tommy E. Walker, TN Lic. No. 1465 as follows:
>
> Beginning at an Iron pin in the Northeasterly margin of Whites Creek Pike, said pin being the most Southwesterly corner of the herein described tract and a common corner to Lot 1 of Fish Adams Property (PB 5190, PG33 RODCT); thence now leaving said margin N 38 deg. 10' 00" E, 723.58' to an iron pin; thence S 51 deg. 50' 50" E, 155.00' to an iron pin; thence S 38 deg. 10' 00" W, 289.18' to an iron pin; thence N 51 deg. 50' 00" W, thence S 53 deg. 59' 19" E, 38.58' to an iron pin; thence S 38 deg. 10' 31" W, 161.57 to an iron pin in said margin; thence with said margin N 51 deg. 30' 09" W, 125.00' to the point of beginning, more or less.
>
> BEING the same property conveyed by John R. Adams and wife, Madie C. Adams, as **Trustees of the Joint Revocable Living Trust Agreement of John R. Adams and Madie C. Adams, to Aubrey D. Schutt and wife, Phillis A. Schutt, by Quitclaim Deed of record as Instrument No. 20021203-0148630, Register's Office, Davidson County, Tennessee.**

The said AUBBREY D. SCHUTT hereby assumes, agrees to pay and agrees to hold PHILLIS A. SCHUTT harmless from one Deed of Trust Note in favor of Argent Mortgage Company, LLC, said note bearing an original unpaid principal balance of Seventy-Eight Thousand Dollars ($78,000.00), as evidenced by a Deed of Trust of record as Instrument No. 20040625-0075936, Register's Office, Davidson County, Tennessee.

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

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 29TH day of April, 2007.

Phillis A. Schutt
PHILLIS A. SCHUTT

STATE OF TENNESSEE)
)
COUNTY OF)

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

WITNESS MY HAND and official seal at Nashville, Tennessee, this 29TH day of April, 2007.

SCOTTIE A. YANT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Scottie A. Yant
NOTARY PUBLIC

My Commission expires: 11/24/07.

****

STATE OF TENNESSEE)
)
COUNTY OF)

The actual consideration on this transfer is $0.

Aubrey D. Schutt
AUBREY D. SCHUTT
Affiant

KELLY L. DIXON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30 day of April, 2007.

Kelley L Dixon
NOTARY PUBLIC

My Commission Expires: My Commission Expires: Sept. 25, 2010.

This instrument prepared from information provided by parties.