Prepared solely from information provided by the parties.

File Box 246

Parpared by: Scott McAlley
Nashville, TN

QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 06/06/07 13:18 6 pgs
Fees:32.00 Taxes:0.00

20070606-0067871

NEW OWNER:
Susan Pardue
5112 Pritchett Dr
Nashville, TN 37220

SEND TAX BILLS TO:
~~Same~~ SunTrust Mortgage, Inc.
P.O. Box 79041, tax escrow
Baltimore, MD 21279

MAP & PARCEL:
146-16-0-177.00

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by Grantees, the receipt of which is hereby acknowledged, Susan N. Pardue, single, fka Nikki Muniz and Michael Muniz, single, hereinafter referred to as the GRANTOR, does hereby quitclaim and convey unto Susan N. Pardue, single fka Nikki Muniz, hereinafter referred to as GRANTEE, all right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, Davidson County, Tennessee, pursuant to Divorce Decree of record in Davidson County Court, Marital Dissolution Agreement being more particularly described on Attached Exhibit "A":

Land in Davidson County, Tennessee, being Lot No. 963, on the plan of Brentwood Hall, Section 9, of record in Book 2331, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Subject to easement of record in Book 5103, Page 890, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 2488, Page 489, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Muniz ad wife, Nikki Muniz, y deed from Kent Gallaher and wife, Marsha F. Gallaher, of record in Instrument Number 20040318-0030728, Register's Office for Davidson County, Tennessee.

The above described property having an address of 5112 Pritchett Dr, Nashville, TN 37220
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set their hand this 16 day of May, 2007.

Susan N Pardue fka Nikki Muniz
Susan N. Pardue, fka Nikki Muniz

Michael Muniz
Michael Muniz

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan N. Pardue, single, fka Nikki Muniz and Michael Muniz, single, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand at office this 16 day of May, 2007.

Notary Public

SCOTT McALILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expiration: 1-23-10

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $-0-.

Affiant MC Waddell

Affiant

Subscribed and sworn to before me, this the 1st day of June, 2007.

Notary Public

Commission Expiration

ANN B. WADDELL
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/24/07

FILE COPY

COPY

FILED

2006 MAR 15 PM 3:04

RICHARD R. ROOKER, CLERK

MARITAL DISSOLUTION AGREEMENT

EXHIBIT "A"

This Agreement is made between Susan Nicole Muniz, hereinafter called "Wife", and Michael Watson Muniz, hereinafter called "Husband".

D.C.

Docket No. 05-D-4497

WITNESSETH:

WHEREAS, these parties have been married since September 9, 2000.

WHEREAS, certain differences and difficulties have arisen between the parties and a divorce action in which irreconcilable differences is alleged as a ground has been instituted in the Eighth Circuit Court for Davidson County, Tennessee and they have no expectation of resuming their marital relationship; and

WHEREAS, the parties desire to enter into an agreement with regard to their respective rights and obligations arising out of their marital relationship in an amicable and mutually acceptable manner, such that said divorce action shall proceed uncontested.

NOW, THEREFORE, in consideration of the mutual promises, covenants, and undertakings hereinafter more fully set forth, and for other good and valuable considerations, the parties agree as follows:

1. CONSIDERATION. The consideration for this Agreement is the mutual promises and agreements herein contained.

2. REAL PROPERTY. The house and lot titled in Husband's and Wife's names and located at 5112 Pritchett Drive, Nashville, Tennessee, shall be divested from Husband and vested in Wife. Husband shall execute a Quitclaim Deed conveying his interest in the marital residence to the Wife. The Husband shall be responsible for the preparation of the deed. Within six (6) months, the Wife agrees to use her best efforts to

refinance the mortgage on the property. The parties agree that $6,000 of the net equity in the house at the time of refinance shall be paid to Husband. "Net equity" is defined as the value of the home, minus the standard costs of sale, including, but not limited to, a 6% real estate commission and any outstanding mortgage on said property. If the Wife is unable or for any reason fails to refinance the house within the time allotted, Wife agrees to pay to Husband the sum of $6,000 over a reasonable period of time, but in no event shall this time be longer than 12 months.

3. PERSONAL PROPERTY.

(A) Wife shall have as her sole and separate property all furniture, appliances, and furnishings which are in her possession.

(B) Husband shall have as his sole and separate property all furniture, appliances, and furnishings which are in his possession.

4. DEBTS.

(A) The parties know of no joint obligations. If there are any debts on which the parties are jointly obligated, the party incurring the debt shall pay it and hold the other harmless for any liability thereon.

(B) Husband shall pay all outstanding indebtedness in the Husband's sole name. Husband shall hold the Wife harmless from any liability thereon and indemnify Wife for any liability incurred.

(C) Wife shall pay any indebtedness in her sole name. The Wife shall hold the Husband harmless from any liability thereon and indemnify the Husband for any liability incurred.

(D) In the event a creditor of either party seeks to compel the other party to pay any debt for which that party is not responsible, either by contract or pursuant to the terms of this Agreement, the party against whom the claim is made shall be entitled to recover from the other party the amount of any payment he or she makes, including interest and any expenses incurred in defending the creditor's claim, including reasonable attorney fees.

5. AUTOMOBILES. The 1999 Toyota Camry, which is titled in Wife's name, shall be vested solely in Wife, and Wife shall be fully responsible for the payment of the indebtedness due on said automobile and shall indemnify and hold Husband harmless on the same. Husband shall execute any and all documents necessary to transfer title of said automobile to Wife.

The 1998 Honda Accord, which is titled in Husband's name, shall be vested solely in Husband, and Husband shall be fully responsible for the payment of the indebtedness due on said automobile and shall indemnify and hold Wife harmless on the same. Wife shall execute any and all documents necessary to transfer title of said automobile to Husband.

6. BANK ACCOUNTS. The parties shall keep their respective checking accounts and savings accounts.

7. INCOME TAX. The parties shall file a joint income tax return for 2005. The Husband shall provide to the accountant/tax advisor all financial information and forms necessary for the preparation of a return and he shall be responsible for the preparation of the return. The parties shall each be entitled to receive one-half of any refund and shall each be responsible for one-half of any deficit.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Muniz, the within named party, with whom I personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Agreement for the purposes contained therein.

Witness my hand and official seal, this the 8th day of March, 2006.

Megan M. O'Brien
NOTARY PUBLIC

My commission expires: 2/5/08

MEGAN M. O'BRIEN
Notary Public At Large
SUMNER COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Muniz, the within named party, with whom I personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Agreement for the purposes contained therein.

Witness my hand and official seal, this the 8th day of March, 2006.

Megan M. O'Brien
NOTARY PUBLIC

My commission expires: 2/5/08

MEGAN M. O'BRIEN
Notary Public At Large
SUMNER COUNTY, TN