Davidson County DEEDQC
Recvd: 07/31/07 12:45 3 pgs
Fees:17.00 Taxes:0.00

20070731-0090746

THIS INSTRUMENT PREPARED BY:
Title Corporation of America
PO Box 3112
Brentwood, TN 37027
This instrument was prepared from information provided by the parties.
No Warranties are made by the Drafter.

NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP. GROUP. PARCEL.**
Jeremy Perger	New Owners	~~1695 A 022.00~~ XXXXXXXXXXXXXXX ~~032.00~~
418 Indian Lake Rd		
Hendersonville, TN 37075		o43 09 0 320.00

QUITCLAIM DEED

WHEREAS: Lynette Starr Perger, ("Grantor") and Jeremy Ray Perger ("Grantee") were married as husband and wife and owned a certain tract of land in Davidson County, Tennessee; and

WHEREAS: pursuant to the Final Decree of Divorce and the Marital Separation and Property Settlement Agreement entered by and between the parties dated 04/25/07 and filed with the Court under Lynette Starr Perger, Plaintiff, v. Jeremy Ray Perger, **Docket No.: 29040-C** in the Circuit Court for Sumner County, Tennessee, Grantor and Grantee were divorced and all marital bonds between them were severed; and

Whereas: said Decree of Divorce is now final and the time for appealing said Decree has passed; and

WHEREAS: in said Divorce Decree, the Court approved and the parties agreed that Lynnette Starr Perger would quitclaim unto Jeremy Ray Perger that certain property commonly known as 3202 Oakview Court, Antioch, TN, a full legal description to follow herein.

NOW THEREFORE, FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by Grantees, the receipt of which is hereby acknowledged, I, Lynnette Starr Perger, Grantor(s), by these presents, do hereby quitclaim and convey unto **Jeremy Ray Perger** Grantee(s), their successors and assigns all of their right, title and interest in and to the following described property in **Davidson** County, in the State of **Tennessee** described as follows, to-wit:

See Exhibit "A"

Commonly known as: 300 Duling Avenue, Madison, TN 37112

IN WITNESS WHEREOF, the Grantor has executed this quitclaim deed to Jeremy Ray Perger , this 25th day of July, 2007.

Lynette Starr Perger
Being one and the same as Lynette S. Perger

STATE OF **TENNESSEE**
COUNTY OF **Sumner**

Personally appeared before me, a Notary Public in and for said County and State, Lynette Stott Rogers the within named bargainors with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and Notarial Seal this 25th day of July, 2007.

Notary Public
My Commission expires: My 2, 2010

STATE OF **TENNESSEE**
COUNTY OF **Sumner**

The actual consideration or value, whichever is greater for the transfer is $-0-.

Affiant

Sworn and subscribed before me this 25th day of July 2007.

Notary Public
My Commission expires: My 2, 2010

EXHIBIT "A"

Being Lot No. 2, of Block "L" on the map of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for said County described as follows:

Beginning at the southeast corner of Kate Street and Duling Avenue; thence with the easterly margin of Kate Street southwardly 100 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots eastwardly 165 feet; thence at right angles northwardly 21 feet to the southwest corner of Lot No. 1, continuing in the same direction and the line between Lots Nos. 1 and 2, 79 feet, in all 100 feet to the southerly margin of Duling Avenue; thence with same westwardly 165 feet to the beginning.

Included in the above description, but expressly excluded from this conveyance is the following described tract or parcel of land.

Being part of Lot No. 2 of Block "L" on the map of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office for said County, described as follows:

Beginning at a point 82.5 feet east of the southeast corner of Kate Street and Duling Avenue, which point is in the southerly margin of Duling Avenue; thence from said beginning point southwardly 100 feet to a point in the common line of Lots 2 and 3; thence with the line between said two lots eastwardly 82.5 feet; thence at right angles northwardly 21 feet to the southwest corner of Lot No. 1, continuing in the same direction and with the line between Lots 1 and 2, 79 feet in all a total of 100 feet to the southerly margin of Duling Avenue; thence with the same westwardly 82.5 feet to the beginning.
BEING THE SAME PROPERTY CONVEYED to Jeremy Ray Perger, married, by Warranty Deed from Deborah L. Leeper, unmarried, and recorded in Instrument 19991208-030085, Register's Office for Davidson County, Tennessee.

VP