Davidson County DEEDQC
Recvd: 11/16/07 15:58 2 pgs
Fees:12.00 Taxes:0.00
20071116-0134812

This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID KENNEDY, JR., ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37214
PH: (615) 883-4998

ADDRESS NEW OWNER:
FRANCES FOWLER COWAN
3825 Cross Creek Road
Nashville, TN 37215

SEND TAX BILLS:
SAME AS OWNER

MORTGAGEE
CitiMortgage
P. O. Box 183040
Columbus, OH 43218-3040

MAP & PARCEL:
117-14-0 2.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00) and other good and valuable consideration, the same being in satisfaction of certain of the terms of a divorce settlement (Davidson County Eighth Circuit Court, Docket No. 07D-2744) between Grantor and Grantee, the receipt and sufficiency of which is hereby acknowledged, I, **PAUL W. COWAN (a/k/a Paul Walter Cowan)**, hereinafter called the Grantor, have bargained and sold, and by these presents do quitclaim and convey unto **FRANCES F. COWAN (a/k/a Frances Fowler Cowan)**, hereinafter called the Grantee, her heirs and assigns, all of my right, title and interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

> LAND in Davidson County Tennessee, being Lot No. 16 on the Map of Woodmont Estates, No. 2, of record in Book 1130, Page 99, Register's Office for said County, to which plan referenced is hereby made for a more complete description.
>
> BEING the same property conveyed to Paul W. Cowan and wife, Frances F. Cowan, by Warranty Deed dated June 25, 2002 from Patricia Monczsewski, unmarried, of record in Instrument No. 20020709-0082232, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions and other matters of record, including all terms set out on any applicable plan of record.

This is improved real property known as 3825 Cross Creek Road, Nashville, Davidson County, Tennessee, 37215.

WITNESS my hand this the 5 day of November, 2007.

Paul Walter Cowan
PAUL WALTER COWAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named PAUL WALTER COWAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 5 day of November, 2007.

Cindy J. Dickson
NOTARY PUBLIC

My Commission Expires: 1-23-10

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $NONE.

Paul Walter Cowan
AFFIANT

Subscribed and sworn to before me this 5 day of November, 2007.

Cindy J. Dickson
NOTARY PUBLIC

My Commission Expires: 1-23-10

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds