Davidson County DEEDQC
Recvd: 12/19/07 16:03 4 pgs
Fees:22.00 Taxes:0.00
20071219-0145854

This Instrument Prepared by:
DAVID W. GARRETT
43 Music Square West
P. O. Box 121857
Nashville, TN 37212

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

Linda T. Fletcher
AFFIANT

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me

this 19th day of December, 2007.

JAMEY RYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Jamey Ryan
NOTARY PUBLIC

My Commission Expires: My Commission Expires JULY 5, 2011

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.**
Linda T. Fletcher 5107 Rachel Court Murfreesboro, TN 37129	SAME	M&P# 62-09-25 & 62-09-35

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Eight Circuit Court for Davidson County, Tennessee, I, **William B. Fletcher,** by these presents do hereby quitclaim and convey unto **Linda T. Fletcher,** to her heirs, successors and assigns, all my right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee as follows:

TRACT 1

Being the southerly half of Lot No. 2 and the Northerly three-fourths of Lot No. 3 on the

map of Riverwood Subdivision being a subdivision of the east part of Lot No. 4 in the division of the William Williams Lands on the Gallatin Turnpike as of record in Book 547, page 62, Register's Office for Davidson County; Tennessee; said Southerly half of Lot No. 2 and Northerly three-fourths of Lot No. 3 front together 125 feet on the easterly side of a 30 foot avenue, and run back between parallel lines 308.5 feet more or less on the north line of the south half of Lot No. 2 and 305 feet more or less on the south line of the northerly three-fourths of Lot No. 3 to the Cumberland River and show 125 feet on said river.

The above legal is the same as in the deed to William B. Fletcher, Jr. and wife, Linda T. Fletcher, by deed from Julia W. Koellein, Widow, of record in Book 10548, page 783, in the Register's Office of Davidson County, Tennessee.

TRACT 11

Being Lots 17, 18 and the Northerly 75 feet of Lot 19 on the map of Riverwood Subdivision as of record in Book 547, page 62, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Said Lot 17 fronts 114 feet on the westerly side of a 30 foot avenue and runs back on the southerly line 291.5 feet and on the northerly line 324 feet with the southerly margin of a 25 foot avenue to a line and measures 200 feet on said line.

Said Lot 18 fronts 100 feet and the portion of Lot 19 herein conveyed fronts 75 feet on the westerly side of said 30 foot avenue and run back between parallel lines westerly to a line shown on the subdivision plan as a 25 foot avenue, but now abandoned, on which line said Lot 18 and the portion of Lot 19 being conveyed by this deed at least front 100 feet and 75 feet respectively, the north line of Lot 18 being 291.5 feet and the south line of the portion of Lot 19 being conveyed by this instrument being a few feet less than 291.5 feet.

The above legal is the same as in the deed to William B. Fletcher, Jr. and wife, Linda T. Fletcher, by deed from Julia W. Koellein, Widow, of record in Book 10548, page 783, in the Register's Office of Davidson County, Tennessee.

INCLUDED IN THE FOREGOING DESCRIPTION OF TRACT 11, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is Lot 17 as shown on the plat of record in Book 547, page 62, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron pin set, said pin being located at the intersection of the northerly right of way of Cedarwood Drive (50' right of way) and the easterly right of way of Brush Hill Road (50' right of way); thence with said right of way of Brush Hill Road and along a curve to the left, said curve having a radius of 459 feet, a delta of 19 degrees 55 minutes 47 seconds, a length of 159.66 feet and a chord bearing and distance of North 25 degrees 34 minutes 59 seconds East 158.85 feet to an iron pin found at the intersection of said Brush Hill Road right of way and the southerly right of way of an unnamed road (25' right of

way), thence leaving Brush Hill Road and with said right of way of unnamed road the following calls: South 87 degrees 30 minutes 00 seconds East 146.90 feet to an iron pin found, South 19 degrees 04 minutes 37 seconds East 116.05 feet to an iron pin found at the common corner of Lots 17 and 18, thence leaving unnamed road and with the northerly line of Lot 18 south 81 degrees 47 minutes 06 seconds West 241.69 feet to an iron pin set at said right of way of Cedarwood Drive, thence leaving Lot 18 and with said right of way North 62 degrees 28 minutes 03 seconds West 15.88 feet to the point of beginning and containing 0.59 acres more or less, as surveyed by James M. Cantrell, TRLS # 1859 of Arrowhead Survey, 6701 Holt Road, Nashville, TN 37211, dated July 17, 1997.

ALSO INCLUDED IN THE FOREGOING DESCRIPTION OF TRACT II, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that certain real estate conveyed by J. A. Koellein and wife, Julia Ann Koellein to Bernice C. Owen as shown by deed of record in Book 2540, Page 40, and that description shown by deed from Julia W. Koellein to John J. Forrester and wife, Anna M. Forrester of record in Book 5634, page 886 in the aforesaid Register's Office, Reference being made to said deeds for a full and complete description of the property conveyed, said descriptions as set out in said deed being incorporated by reference in this deed as fully as if copied herein verbatim.

The said William Burke Fletcher and Linda May Fletcher, having since been divorced by Final Decree of Divorce on the 8th day of October, 2007, in the Eight Circuit Court for Davidson County, Tennessee, Docket No. 06D-275, and this conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement, with all rights, hereditament, and appurtenances thereunto appertaining.

The said William Burke Fletcher and William B. Fletcher is one and the same person.

The said Linda May Fletcher and Linda T. Fletcher is one and the same person.

THIS is improved property known as 3738 Cedarwood Dr., Nashville, TN 37216.

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

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE GRANTEE HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

Witness my hand this 17 day of December, 2007.

WILLIAM BURKE FLETCHER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM BURKE FLETCHER,** the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 533 Church St, Tennessee, this 17 day of Dec, 2007.

NOTARY PUBLIC

My Commission Expires: Nov 2008

J.R. BINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN