Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20080204-0011008

QUITCLAIM DEED

FROM: GEORGE ROBERT FOSTER

TO: MELANIE LUTENBACHER

This instrument Was Prepared by:
James G. Martin, III
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Melanie Lutenbacher

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
1804 Ashwood Avenue Nashville, TN 37212	Melanie Lutenbacher 1804 Ashwood Ave Nashville TN 37212	104-16-075

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled *Melanie Lutenbacher v. George Robert Foster*, Civil Action No. 07D-3587, 8th Circuit Court of Davidson County, Tennessee and that there was no other consideration given for the transfer.

George R. Foster
Affiant

Sworn to and subscribed before me, this the 8 day of January, 2008.

Robin Moore
Notary Public

My Commission Expires: August 23, 2011

ROBIN MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement

executed in that certain case styled *Melanie Lutenbacher v. George Robert Foster*, Civil Action No. 07D-3587 in the 8th Circuit Court for Davidson County, Tennessee. Accordingly, George Robert Foster does hereby quitclaim unto the said Melanie Lutenbacher, her heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the East 25 feet of Lot No. 139 and the West 25 feet of Lot No. 140 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.
>
> Said parts of said lots adjoin and front together 50 feet on the northerly side of Ashwood Avenue and run back between parallel lines, 175 feet to an alley.
>
> Being the same property conveyed to Melanie Lutenbacher, unmarried by Warranty Deed of record in Book 9837, Page 412, Register's Office for Davidson County, Tennessee.
>
> The above description is the same as in the previous deed of record.
>
> This is improved property known as 1804 Ashwood Avenue, Nashville, TN 37212.

Witness my hand this 8 day of January, 2008.

GEORGE ROBERT FOSTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, George Robert Frost, a Notary Public of said County and State, GEORGE ROBERT FOSTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8 day of January, 2008.

Notary Public

My Commission Expires: August 23, 2011

ROBIN MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON