This Instrument prepared by:
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Davidson County DEEDQC
Recvd: 02/20/08 09:22 2 pgs
Fees:12.00 Taxes:0.00
20080220-0016402

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
CHERYL L. O'QUINN 3908 Pepperwood Drive Antioch, Tennessee 37013	GMAC Mortgage Corp. 100 Witmer Road Horsham, Pennsylvania 19044	165-13-0-A-126.00 CO

KNOW ALL MEN BY THESE PRESENTS:

That CARDELL O'QUINN (being one and the same as CARDELL GENE O'QUINN), for the express purpose of making a reconveyance as part of the Marital Dissolution Agreement in the divorce action filed in the Eighth Circuit Court for Davidson County, Tennessee, Docket No. 07D-3516, between CHERYL LYNETTE O'QUINN (being one and the same as CHERYL L. O'QUINN), Plaintiff, and CARDELL GENE O'QUINN, Defendant, does hereby demise, release and forever quitclaim unto the said CHERYL L. O'QUINN, her heirs, successors and assigns, all of his title, interest and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING all of Lot 462, Section Ten, Peppertree Forest, as shown on plan of record in Plat Book 7900, Page 938, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description

BEING the same property conveyed by Jeffrey B. Ward and wife, Teresa K. Ward, to Cheryl L. O'Quinn by deed of record as Instrument No. 20010706-0072303, Register's Office, Davidson County, Tennessee.

The said CHERYL L. O'QUINN hereby assumes, agrees to pay and agrees to hold CARDELL O'QUINN harmless from one Deed of Trust Note in favor of GMAC Mortgage Corp., said note bearing an original unpaid principal balance of $105,664.00, and evidenced by a Deed of Trust of record as Instrument No. 20010706-0072304, Register's Office, Davidson County, Tennessee. CHERYL L. O'QUINN further assumes, agrees to pay and agrees to hold CARDELL O'QUINN harmless from a Closed End Deed of Trust Note in favor of GMAC Mortgage Corp., said note bearing an original unpaid principal balance of $4,226.56, and evidenced by a Deed of Trust of record as Instrument No. 20010706-0072305, Register's Office, Davidson County, Tennessee. CHERYL L. O'QUINN hereby assumes, agrees to pay and agrees to hold CARDELL O'QUINN harmless from an additional Deed of Trust Note in favor of Household Financial Center, Inc., said note bearing an original unpaid principal balance of $17,174.84, and evidenced by a Deed of Trust of record as Instrument No. 20040720-0086460, Register's Office, Davidson County, Tennessee

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.

This improved property is known as 3908 Pepperwood Drive, Antioch, Tennessee, 37013.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 20 day of February, 2008.

CARDELL O'QUINN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named CARDELL O'QUINN, the Bargainor, with whom I am personally acquainted, and who acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 20 day of February 2008.

CINDY M. MINGLE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 8/16/2009.

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration on this transfer is $0.

CHERYL L. O'QUINN
Affiant

Sworn to and subscribed before me
this 20 day of February, 2008.

CINDY M. MINGLE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 8/16/2009

This instrument prepared from information provided by parties.