This instrument prepared by and return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, Tennessee 37212

Map & Parcel: 160-14-22.00

Davidson County DEEDQC
Recvd: 08/04/08 14:22 2 pgs
Fees:12.00 Taxes:0.00
20080804-0080112

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

FOR AND IN CONSIDERATION of the sum of No dollars and No Cents, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, to the undersigned Grantor, the receipt and sufficiency of which is hereby acknowledged, I, **James Edward Hill, Jr.,** have this day bargained and sold, and do hereby Quitclaim and convey unto the said **Wanda Lankford,** the Grantee herein, in fee simple, her successors, heirs and assigns, all of my right, title and interest, marital and otherwise, pursuant to Final Decree of Divorce, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 08-D290, in and to the following described tract/parcel of land in **Davidson** County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Helen Mims Subdivision, Section 1, as of record in Book 5210, Page 124, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 100 feet on the easterly side of Oakes Drive and extends back 202.20 feet on the northerly line and 201.64 feet on the southerly line to a dead line measuring 100 feet thereon.

Being the same property conveyed to Wanda L. Click, Cecil R. Lankford and wife, Joyce K. Lankford, by Quitclaim Deed of record in Inst. No. 20011213-0137609, Register's Office for Davidson County, Tennessee. **

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES AND/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is unimproved property, known as 5632 Oakes Drive, Brentwood, Tennessee 37027.

James Edward Hill, Jr.

** The said Wanda L. Click is now known as Wanda Lankford. The said Wanda Lankford and James Edward Hill, Jr., have since divorced. The said James Edward Hill, Jr., hereby conveys his marital interest in the property above-described.

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Edward Hill, Jr.**, the within named bargainor, 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, this the 23 day of April, 2008

Notary Public

My Commission Expires: (SEAL)

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Subscribed and sworn to before me, this 22nd day of April, 2008

Affiant

Notary Public

My Commission Expires: 7-24-10 (SEAL)

New Owner:
Wanda Lankford
4164 Hwy 47 E
White Bluff, TN 37187

Send Tax Bills to:
SAME