Davidson County DEEDQC
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Fees:12.00 Taxes:0.00
20080912-0093511

QUIT CLAIM DEED

THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

ADDRESS NEW OWNER: **THOMAS B. NILLES**
4957 Little Marrowbone Road
Ashland City, TN 37015

MORTGAGEE:

Send Tax Bills to: SAME

MAP AND PARCEL: 036000062.00

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement to be incorporated into the final decree of divorce in the case of DAWN RENEE' NILLES v. THOMAS BERNARD NILLES, Docket No. 08D-1959, in the Eighth Circuit Court of Davidson County, the receipt of which is hereby acknowledged, DAWN R. NILLES, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto THOMAS B. NILLES, Grantee, his heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

Beginning at a point with a steel pin beside fence post in the North 3 1/3 degrees East line of Charles L. Hutton, Sr., property running North 3 ½ East to a steel pin located in the center of Little Marrowbone Creed Road, then North 40 ½ degrees East with the center of said road to a steel pin then running in a Southwesterly

direction to a steel pin located in a large beech tree then running in a Westerly direction to a steel pin at a fence post being the beginning point containing 8 acres more or less.

This the same description as in the previous deed of record

Being the same property conveyed to Thomas B. Nilles and Dawn R. Nilles, by Special Warranty Deed from Manufacturer & Traders Trust Company, Trustee for Securitization Series 1998-2, Agreement dated 6-30-98, recorded on December 29, 2003, as instrument number 20031229-0183091, Register's Office of Davidson County, Tennessee.

This is improved property known as 4957 Little Marrowbone, Ashland City, TN 37015.

IN TESTIMONY WHEREOF I have executed this instrument this the 14 day of August, 2008.

Dawn R Nilles
DAWN R. NILLES

STATE OF TENNESSEE)
COUNTY OF DAVDISON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named DAWN R. NILLES, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 14th day of August, 2008.

Amanda V. Cole
NOTARY PUBLIC

My Commission Expires: July 24, 2010

This is a tax-exempt transfer of appreciated Property between spouses as provided in the final decree of divorce.

AMANDA V. COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY