Davidson County DEEDQC
Recvd: 11/21/08 11:24 2 pgs
Fees:12.00 Taxes:0.00
20081121-0114628

THIS INSTRUMENT WAS PREPARED BY:

Kevin S. Terry, Esq.
211 Printers' Alley
Suite 400
Nashville, Tennessee 37201
(615) 818-0785

QUITCLAIM DEED

FROM: **Larry Dale James**

Map and Parcel No: 073-050-012.00

TO: Linda Diane James

Address New Owner(s) as follows:
Larry D. James
2207 Fernwood Drive
Nashville, TN 37216

Send Tax Bills To:
LDJ
~~Regions Bank~~ CHASE HOME FINANCE
LDJ
P.O. Box 10247
Birmingham, AL 35202-0247

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, **Larry Dale James**, after being duly sworn according to law, do 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 Ball v. Ball, Docket No. 08D- , Eighth Circuit Court of Davidson County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

Larry Dale James
Larry Dale James

Sworn to and subscribed before me, this 12th day of November, 2008.

Sandi L. Hamilton
NOTARY PUBLIC

SANDI L. HAMILTON
NOTARY PUBLIC
STATE OF TENNESSEE
MONTGOMERY COUNTY

My Commission Expires: 13 May 2009

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), and other good and valuable consideration, **Linda Diane James**, does transfer, quitclaim and convey unto the said **Larry Dale James**, his heirs, successors, and assigns, all of his rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 251 on the Plan of Dalewood, Section IV, as of record in Instrument No.
> Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Larry D. James by deed from Guaranty Trust Company of record in Deed Book #9779, Page212, Register's Offiice of Davidson County, Tennessee.

This is improved property known as 2207 Fernwood., Nashville, Davidson County, TN, 37216.

Witness my hand this 13th day of November, 2008.

Linda Diane James
Linda Diane James

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Linda Diane James** , the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of November, 2008.

Sandra Holloway
NOTARY PUBLIC

SANDRA HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: January 9, 2012

My Commission Expires JAN. 9, 2012