THIS INSTRUMENT WAS PREPARED BY:
KARLA C. HEWITT, ESQ
555 MARRIOTT DRIVE, SUITE 200
NASHVILLE, TENNESSEE 37214
FROM INFORMATION FURNISHED BY THE PARTIES

Davidson County DEEDQC
Recvd: 01/16/09 16:19 3 pgs
Fees:17.00 Taxes:0.00
20090116-0004410

STATE OF New York)
COUNTY OF King)

The actual consideration for this transfer is *Zero.*

Affiant

Subscribed and sworn to before me on this 19th day of September, 2008.

NOTARY PUBLIC
My commission expires: 2011

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel
April Williams Jackson 5456 Daniel Ray Drive Whites Creek TN 37189	Same	Out of Map 41 Parcel 002.00

QUITCLAIM DEED

WHEREAS, April Williams Jackson, ("Grantee") and Damien Ike Jackson ("Grantor") were married as husband and wife and recently obtained a divorce; and

WHEREAS, this is a transfer of property by tenants by the entirety in resolution of a divorce and is not subject to taxation; and

WHEREAS, Grantor has agreed to quitclaim all of his right, title and interest in and to the tract of land hereinbelow.

NOW, THEREFORE, for and in consideration of the sum of One and No/100 ($1.00) Dollar, cash in hand paid for and in consideration of the Marital Dissolution Agreement executed by the parties in the matter of April Williams Jackson v. Damien Ike Jackson, Davidson County Circuit Court No. 08D-578, Damien Ike Jackson, the Grantor, does hereby convey, remise, release and forever quitclaim unto April Williams Jackson, the Grantee, her heirs and assigns, all of his right, title and interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 29 on the Plan of Cobblestone Creek Phase One-A of record as Instrument Number 20050610-0066806, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to April W. Jackson and Damien I. Jackson, by warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20051025-0128555, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

2006 County taxes a lien are not yet due and payable.

Declaration of Covenants, Conditions, and Restrictions for Cobblestone Creek recorded as Instrument Number 20041208-0146322, but OMITTING ANY RESTRICTIVE COVENANT(S) BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, unless and only to the extent that said covenant, condition or restriction (a) is exempt under Title 42, Section 3607 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

Right-of-Way easement granted Tennessee Natural Gas lines Inc., of record in-Book 2493, Page 137, Register's Office for Davidson County, Tennessee.

Subject to the flow of the waters of any rivers, creeks, or streams

Rights of the Public in and to any navigable waterways within the bounds of said premises.(a) The rights of upper and lower riparian owners to the free and unobstructed flow of the water of any rivers, creeks, or streams without diminution of pollution and the consequence of any past or future change in the location of any rivers, creeks, or streams; (b) Riparian rights incident to premises; and (c) Rights of upper and lower riparian owners in and to the waters of any rivers, creeks, or streams crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.

Rights of the public and and to a cemetery located on subject property, with rights of ingress and egress thereto.

Any rights, easements, interests or claims which may exist by reason of or reflected by the following facts shown on the survey dated July 8, 2003 by J. Bruce Rainey, R.L.S. No. 823. Job No. 02-162

Stormwater Detention Agreement of record as Instrument No. 20040304-0024829, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

Subject to all matters on the Plan of Cobblestone Creek, Phase I-A of record as Instrument No. 20050610-0066806, Register's Office for Davidson County, Tennessee.

Conveyance of Common Areas from Autumn Parters, LLC to Cobblestone Creek Homeowners's Association of record as Instrument No. 20041208-0146323, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of Cobblestone Creek, Phase One, of record as Instrument No. 20040804-0093431 and as amended in Instrument No. 20041022-0127319, Register's Office for County, Tennessee.

Subject to the Plan of Record in Plat Instrument No. 20050810-0066806, said Register's Office.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easement or right

of ways for public utilities.

This is improved property, known as 5456 Daniel Ray Drive, Lot 29, Cobblestone Creek, Whites Creek, Tennessee 37189.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restriction, and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND KARLA C. HEWITT, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.

IN WITNESS WHEREOF, I have hereunto set my hand on this 19 day of September, 2008.

DAMIEN IKE JACKSON

STATE OF New York)
)
COUNTY OF Kings)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAMIEN IKE JACKSON, 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 this 19th day of September, 2008.

NOTARY PUBLIC

My commission expires: 2011

VERNA V. ARTHUR
Notary Public, State of New York
No. 01AR5062371
Qualified in King County
Commission Expires Jan. 17, 2009