THIS INSTRUMENT PREPARED BY:
MARTHA CHILD, ATTORNEY AT LAW
392 Harding Place, Suite 215, Nashville, TN. 37211
(615) 834-4300

QUITCLAIM DEED

New Owner:	**Send Tax Bills:**	**Map & Parcel Nos.**
Ruth Walls 1617 Cumberland Station Blvd. Madison, TN 37115	Countrywide Home Loans, Inc. 4500 Park Granada Calabasas, CA 91302-4030	**MAP-PARCEL 53-9-B 24**

For and in Consideration of A Final Decree of Divorce in the in the Circuit Court for Davidson County, Tennessee, James Lee Walls, by these presents do hereby quitclaim and convey unto Ruth Walls, her successors and assigns, all my marital right, title, and interest in and to the following described tract of land, situated, lying and being in Davidson County, Tennessee, and is more particularly described as follows, to wit:

BEING Lot No.218 on the Plan of Cumberland Station at Wilson Camp, Section One, as of record in Instrument No. 200110090109759, 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 Ruth Kinzer (now Ruth Walls) by deed from Randall Phillips Homes, LLC of record in Instrument No. 20020729-0090531, Register's Office for said County.

Ruth Kinzer and Ruth Walls is the one and same person.

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

Restrictive Covenants of record in Deed Book 10585, Page 496, Book 1369, Page 646, Book 730, Page 538; Instrument No. 200110150112096; Book 818, Page 819, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Deed to HOA in Instrument No. 20011126012851, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No. 200110170113082 Register's Office for said County. is made for a more complete description.

This conveyance is being made in consideration of consideration of a Final Decree of Divorce of the parties in the Circuit Court for Davidson County, Tennessee, styled: GEORGIA RUTH WALLS vs. JAMES LEE WALLS, Docket Number 08D-2643.

This conveyance is subject to any and all outstanding indebtedness thereon.

This is improved property known as: 1617 CUMBERLAND STATION BLVD. MADISON, TN 37115.

Davidson County DEEDQC
Recvd: 03/09/09 13:10 2 pgs
Fees:12.00 Taxes:0.00
20090309-0020850

PICK-UP

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is -0-.

James Lee Walls
Affiant

Subscribed and sworn to before me this the 3rd day of MARCH, 2009.

My Commission Expires:
10/22/11

Notary Public
Forrest L Mote

FORREST L. MOTE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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

Witness my hand this the 3rd day of MARCH, 2009.

James Lee Walls

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, James Lee Walls, the within name 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 the 3rd day of MARCH, 2009.

My Commission Expires:
10/22/11

Notary Public
Forrest L Mote

FORREST L. MOTE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

quitcD10
ibmpts