Subject Property: **Map #:** 150-10 **Parcel #:** 79.00

Property Address: 3421 Township Road, Antioch, Tennessee

New Owner: James L. Valentine
Address: 2791 Critz Lane
Thompsons Station, TN 37179

Send Tax Bill to:
Same address

This instrument was prepared by: **Virginia L. Story**, Attorney at Law
136 Fourth Avenue South
Franklin, TN 37064
(615) 790-1778 Facsimile (615) 790-7468

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Final Decree of Divorce, entered on April 21, 2009, Case Number 35540 , and for good and valuable consideration, and no monetary consideration, I, **Martha D. Valentine**, hereby quitclaim and convey to **James L. Valentine, Jr.**, all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 269 on the Plan of Towne Village of the Country, Section III, of record in Book 5200, Page 268 and 269, Register's office for said County , to which plan reference is hereby made a more complete and accurate legal description. 341 Township Road, Antioch, Tennessee.

Being the same property conveyed to **James Valentine** and Wife, **Martha Denise Valentine**, by Deed #20080415-0038107, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF I have hereunto set my hand this 27 day of April, 2009.

Martha D Valentine

Martha D. Valentine

This is improved property, known as 3421 Townehip Road; Antioch, Tennessee 37013.

BILL GARRETT, Davidson County
Trans:T20090029964 DEEDQC
Recvd: 05/06/09 09:18 2 pgs
Fees:12.00 Taxes:0.00
20090506-0041456

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Martha D. Valentine**, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of April, 2009.

Margaret W. Jones — 5-28-12

NOTARY PUBLIC — My Commission Expires

MARGARET W JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Affiant

Sworn to and subscribed before me this 27th day of April, 2009.

Margaret W. Jones — 5-28-12

NOTARY PUBLIC — My commission expires

MARGARET W JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

The actual consideration or value, whichever is greater, is $0.