BILL GARRETT, Davidson County
Trans: T20090048440 DEEDQC
Recvd: 07/17/09 14:24 2 pgs
Fees: 12.00 Taxes: 0.00
20090717-0067325

PICK-UP

Instrument prepared by:
TED F. WALKER
Attorney at Law
404 James Robertson Pkwy
1820 Parkway Towers
Nashville, Tennessee 37219
Telephone: 615/244-7707

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Sherronya L. Dycus Matthews 2533 Slaydon Drive Nashville, TN 37207	Taylor Bean & Whittaker Mortgage Corp. 1417 North Magnolia Avenue Ocala, FL 34475	72-1-109

KNOW ALL MEN BY THESE PRESENTS:

That MARVIN BRYNT MATTHEWS, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between SHARRONYA LOUISE DYCUS-MATTHEWS, (being one and the same as SHARRONYA L. DYCUS-MATTHEWS), Plaintiff, and MARVIN BRYNT MATTHEWS, Defendant, does hereby demise, release and forever quitclaim unto the said SHERRONYA L. DYCUS MATTHEWS, her heirs, successors and assigns, all of his title, interest and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 634 on the plan of Shepardwood Subdivision Section 6, of record in Book 6900, page 753, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sherronya L. Dycus Matthews, married, by deed by Karen C. Owens, unmarried, of record in Instrument Number 20060118-0006806, Register's Office for Davidson County, TN.

The said Sherronya L. Dycus Matthews hereby agrees to pay and agrees to hold Marvin Brynt Matthews harmless from one Deed of Trust Note in favor of Taylor, Bean & Whitaker Mortgage Corp., said note bearing an original unpaid principal balance of $105,052.00, as evidenced by a Deed of Trust of record as Instrument Number 20080326-0030252, Register's Office, Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.

This is improved property know as 2533 Slaydon Drive, Nashville, TN 37207.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 26 day of June, 2009.

MARVIN BRYNT MATTHEWS

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named Marvin Brynt Matthews, the Bargainor with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 26th day of June, 2009.

BRENDA L. DOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission expires: May 22, 2010.

****

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

SHERRONYA L. DYCUS MATTHEWS
Affiant

Sworn to and subscribed before me
this 26th day of June, 2009.

BRENDA L. DOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: May 22, 2010

This instrument prepared from information provided by the parties involved.