This Instrument prepared by:

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

PICK-UP

BILL GARRETT, Davidson County
Trans:T20090049366 DEEDQC
Recvd: 07/22/09 09:55 2 pgs
Fees:12.00 Taxes:0.00
20090722-0068652

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
CATHY B. FUGATE 1801 Shelby Avenue Nashville, TN 37206	Taylor, Bean & Whitaker Mortgage Corp. 1417 N. Magnolia Avenue Ocala, FL 34475	Map 083-140 Parcel 336

KNOW ALL MEN BY THESE PRESENTS:

That LLOYD S. FUGATE, (being one and the same as LLOYD SCOTT FUGATE) for the express purpose of making a reconveyance as part of the Marital Dissolution Agreement in the divorce action filed in the Circuit Court for Davidson County, Tennessee, between CATHY B. FUGATE, (being one and the same as CATHY BROWN FUGATE), Plaintiff, and LLOYD SCOTT FUGATE, Defendant, does hereby demise, release and forever quitclaim unto the said CATHY B. FUGATE, 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, described as follows:

> Land in Davidson County, Tennessee, being the west 1/2 of Lot No. 41 on the Map of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's office for Davidson County, Tennessee.
>
> Said part of lot fronts 31-1/2 feet on the North side of Shelby Avenue and runs back between parallel lines along the East margin of 18th street, 150 feet back to an alley.
>
> BEING the same property conveyed by Johnie E. Burton and wife, Thelma Burton by Warranty Deed to Cathy B. Fugate and Lloyd S. Fugate, by deed of record in Book 9511, page 339, Register's Office for Davidson County, Tennessee.

The said Cathy B. Fugate hereby assumes, agrees to pay and agrees to hold Lloyd S. Fugate harmless from one Deed of Trust Note in favor of Taylor, Bean & Whitaker Mortgage Corp., said note bearing an original unpaid principal balance of $82,000.00, as evidenced by a Deed of Trust of record as Instrument No. 20080320-0028335, Register's Office, Davidson County, Tennessee.

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

This improved property is known as 1801 Shelby Avenue, Nashville, TN 37206.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 20th day of July, 2009.

LLOYD S. FUGATE

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named LLOYD S. FUGATE, the Bargainor, with whom I am personally acquainted, and 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 20th day of July, 2009.

NOTARY PUBLIC

ROBIN RICHARDSON SIPTAK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 31 2011

My Commission Expires: 7/31/2011.

****

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

CATHY B. FUGATE
Affiant

Sworn to and subscribed before me
this 20 day of July, 2009.

LAWANDA PIRTLE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: May 8th 2012

This instrument prepared from information provided by the parties.