This Instrument prepared by:
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BILL GARRETT, Davidson County
Trans:T20100026133 DEEDQC
Recvd: 04/30/10 15:28 2 pgs
Fees:12.00 Taxes:0.00
20100430-0033273

QUIT CLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	PARCEL NOS.
TINA M. HUDGINS 4000 Anderson Road, #41 Nashville, TN 37217	US BANK HOME MORTGAGE P.O. Box 190010 Little Rock, AR 72219	Parcel: 136-30-A-41.00CO

KNOW ALL MEN BY THESE PRESENTS:

That Bruce A. Hudgins (also known as Bruce Allen Hudgins), for the express purpose of making a reconveyance as part of the Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee between TINA MARIE BELK HUDGINS, (also known as TINA M. HUDGINS), Plaintiff, and BRUCE ALLEN HUDGINS, Defendant, does hereby demise, release and forever quitclaim unto the said TINA M. HUDGINS, 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 Townhouse #41, Building #6 on the plan of Priest Lake Park Condominium Townhouse, Phase 1, according to the Master Deed of record in Book 4651, page 412, as amended in Book 4943, Page 692, Book 4979, Page 939, Book 5083, Page 417 and Book 5189, Page 671, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING the same property conveyed by William Swoner and Brian Faircloth to Tina M. Hudgins, by Warranty Deed of record as Instrument No. 20090924-0088987, Register's Office, Davidson County, Tennessee, dated September 24, 2009.

The said Tina M. Hudgins hereby assumes, agrees to pay and agrees to hold Bruce A. Hudgins harmless from two Deed of Trust Notes in favor of *Franklin American Mortgage Company*, first Note bearing an original unpaid principal balance of $65,785.00, evidenced by a Deed of Trust of record as Instrument No. 20090924-0088988, Register's Office, Davidson County, Tennessee and second Note bearing an original unpaid principal balance of $2,000.00, evidenced by a Deed of Trust of record as instrument No. 20090924-0088989, Register's Office, Davidson County, Tennessee.

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

This improved property is known as 4000 Anderson Road, #41, Nashville, TN 37217.

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 28 day of April, 2010.

BRUCE A. HUDGINS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named BRUCE A. HUDGINS, 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 28th day of April, 2010.

SONJA PORTER HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 9/18/2013.

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration on this transfer is $0.

TINA M. HUDGINS
Affiant

Sworn to and subscribed before me
this 28th day of April, 2010.

SONJA PORTER HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 9/18/2013.

This instrument prepared from information provided by the parties.