BILL GARRETT, Davidson County
Trans:T20100029410 DEEDQC
Recvd: 05/17/10 11:02 2 pgs
Fees:12.00 Taxes:0.00
20100517-0037702

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

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID NO.
GILBERT D. KOONCE, JR. 2857 Lera Jones Drive Antioch, TN 37013	Citi Mortgage, Inc. P O Box 183040 Columbus, OH 43218-3040	150-02-006.00

KNOW ALL MEN BY THESE PRESENTS:

That GILBERT D. KOONCE, JR., (being one and the same as GILBERT DURWOOD KOONCE, JR.), for the express purpose of making a reconveyance due to a divorce action filed in the Circuit Court for Davidson County, Tennessee, between GILBERT DURWOOD KOONCE, JR., Plaintiff, and VERA ANN KOONCE, (being one and the same as VERA A. KOONCE), Defendant, does hereby demise, release and forever quitclaim unto the said GILBERT D. KOONCE, JR., his heirs, successors and assigns, all of her title, interest and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, within the corporate limits of the City of Antioch and being described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 29 on the plan of Percy Priest Meadows, Section I, of record in Book 4675 Page 110, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to VERA A. KOONCE and husband, GILBERT D. KOONCE, by Quitclaim Deed from VERA A. BILLINGTON., of record in Book 11216, Page 775 Register's Office for said County.

The said GILBERT D. KOONCE, JR. hereby assumes, agrees to pay and agrees to hold VERA A. KOONCE harmless from one original Deed of Trust Note in favor of American Equity Mortgage, Inc.,, said note bearing an unpaid principal balance of $161,000.00, as evidenced by a Deed of Trust of record in Instrument 20060303-0024972, Register's Office, Davison County, Tennessee.

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

This is improved property known as 2857 Lera Jones Drive, Antioch, TN 37013.

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 10th day of May, 2010.

Vera A. Koonce
VERA A. KOONCE

STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

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

WITNESS MY HAND and official seal at Smyrna, Tennessee, this 10th day of May, 2010.

Monica Reynolds
NOTARY PUBLIC

MONICA REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission expires: 9/19/2010

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STATE OF TENNESSEE)
)
COUNTY OF Rutherford)

The actual consideration on this transfer is $0.

Gilbert D. Koonce Jr.
GILBERT D. KOONCE, JR.
Affiant

Sworn to and subscribed before me
this 10th day of May, 2010.

Monica Reynolds
NOTARY PUBLIC

MONICA REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 9/19/2010.

This instrument prepared from information provided by the parties.