QUITCLAIM DEED

FROM: Terry L. Backus

This Instrument was Prepared by:
Janelle A. Simmons
Attorney at Law
401 Church Street, Suite 2400
Nashville, TN 37219

TO: Marietta L. Carter Backus

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Ms. Marietta Carter 601 Oakley Drive Nashville, TN 37220	Ms. Marietta Carter 601 Oakley Drive Nashville, TN 37220	Map/Parcel: 160-03-046

BILL GARRETT, Davidson County
Trans:T20100051125 DEEDQC
Recvd: 08/17/10 14:38 3 pgs
Fees:17.00 Taxes:0.00
20100817-0065056

AFFIDAVIT

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled **Marietta L. Carter Backus vs. Terry L. Backus, Civil Action No. 09D-3209, Circuit Court for Davidson County, Tennessee,** and that there was no other consideration given for the transfer.

Marietta L. Carter Backus

Ms. Marietta L. Carter Backus, Affiant

Sworn to and subscribed before me, this the 16th day of August 2010.

THERESA CASTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Theresa Caston

Notary Public

My Commission Expires: **November 4, 2013**

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of a Divorce Decree and Marital

Dissolution Agreement executed in that certain case styled **Marietta L. Carter Backus vs. Terry L. Backus, Civil Action No. 09D-3209, Circuit Court for Davidson County, Tennessee** Accordingly, **Terry L. Backus** does hereby quitclaim unto the said **Marietta L. Carter Backus**, his/her heirs, successors, and assigns, all of his/her right, title and interest in and to that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

LAND IN Davidson County, Tennessee, being Lot No. 53 on the Plan of Haileywood Estates, Section III of record in Plat Book 2330, Page 58, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING Lot No. 53, which is a corner lot, fronts 162.8 feet on the westerly margin of Overton Road and fronts 118.8 feet on the southerly margin of Oakley Drive, said frontages being joined by a curve having a length of 47.0 feet, and extends back 157.9 feet on the westerly line and 97.8 feet on the southerly line, to a point of intersection. Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to John E. Riordan and wife, Eulalie O. Riordan by deed from Delmar C. Chase and wife, Janet B. Chase of record in Book 4249, Page 638, Register's Office for Davidson County, Tennessee. The said John E. Riordan has since died. By Quitclaim Deed of record in Book 11684, Page 328, said Register's Office, the said Eulalie O Riordan, unmarried, conveyed her interest in subject property to John Patrick Riordan, unmarried.

BEING the same property conveyed to Terry Lee Backus and wife, Marietta Carter-Backus from John Patrick Riordan, unmarried, herein by Warranty Deed recorded at 2:27:39 p.m. on December 23, 1999, and of record in Instrument No. 199912230306741, Register's Office of Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2330, Page 58, said Register's Office, which Plan shows a 40 foot minimum building setback line from Overton Road and a 30 foot minimum building setback line from Oakley Drive; and a 20 foot easement for sanitary sewers and/or storm drainage across/along the southerly line of said lot and adjacent thereto, all as granted to Metropolitan Government by instrument of record in Book 6255, Page 786, said Register's Office.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

This is improved property, known as: 601 Oakley Drive, Nashville, TN 37220

Together will all the covenants, easements, restrictions, reservations, remainders, rents, rights, issues and profits thereof that may affect the land/property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all singular premises, the rights, members and appurtenances thereof, so that neither Grantor nor any other person claiming under him/her shall at any time claim or demand any right, title or interest to the said tract or parcel of land or its appurtenances. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS THEREOF, the said Grantor, **Terry L. Backus,** has herewith executed this Quitclaim Deed on this 17 day of August, 2010.

TERRY L. BACKUS

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, on this 17th day of August, 2010, a Notary Public of said County and State, **Terry L. Backus**, whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of August, 2010.

Theresa Castor
NOTARY PUBLIC

THERESA CASTOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: November 4, 2013