BILL GARRETT, Davidson County
Trans:T20100051267 DEEDQC
Recvd: 08/18/10 10:06 2 pgs
Fees:12.00 Taxes:0.00
20100818-0065238

QUITCLAIM DEED

FROM: BRUCE ANTHONY SAUNDERS

TO: MARY K. SAUNDERS

This instrument Was Prepared by:
Pamela A. Taylor
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Mary Virginia Saunders 3628 Rainbow Place Nashville, TN 37204	Flagstar Bank ATTN: Tax Department 5151 Corporate Drive Troy, MI 48098	MAP 118-14 PARCEL 95

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 *Mary Virginia Saunders v. Bruce Anthony Saunders*, Civil Action No. 07D-2812, 8th Circuit Court of Davidson County, Tennessee and that there was no other consideration given for the transfer.

Mary K Saunders
Affiant

ROGER L. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Sworn to and subscribed before me, this the 11th day of August, 2010.

Roger L Davis
Notary Public

My Commission Expires: November 7, 2012

15536N:071252:861961:1:NASHVILLE

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled *Mary Virginia Saunders v. Bruce Anthony Saunders*, Civil Action No. 07D-2812, 8th Circuit Court of Davidson County, Tennessee. Accordingly, **Bruce Anthony Saunders** does hereby quitclaim unto the said **Mary K. Saunders**, her heirs, successors, and assigns, all of his 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. 16 on the Map of Longview Manor, Sections 1 and 2, of record in Book 1424, page 127, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Bruce Anthony Saunders and wife, Mary K. Saunders, by deed from Caldwell Properties, LLC of record as Instruction #20010710-0073524, said Register's Office.
>
> Mary K. Saunders and Mary Virginia Saunders being one and the same person.
>
> The above description is the same as in the previous deed of record.
>
> This is improved property known as 3628 Rainbow Place, Nashville, TN 37204.

Witness my hand this 3rd day of August, 2010.

Bruce Anthony Saunders

BRUCE ANTHONY SAUNDERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tammy Rhoades, a Notary Public of said County and State, BRUCE ANTHONY SAUNDERS, with whom I am personally acquainted (or 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 3rd day of August, 2010.

Tamy Rhoades

Notary Public

My Commission Expires: July 5, 2011

TAMMY RHOADES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY