BILL GARRETT, Davidson County
Trans:T20100080240 DEEDQC
Recvd: 12/21/10 13:11 2 pgs
Fees:12.00 Taxes:0.00
20101221-0101435

PREPARED BY:
NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, TN 37219-2498

QUITCLAIM DEED

Address New Owners As Follows	Send Tax Bills To	Map Parcel Numbers
Maureen T. Joyce	SAME	Map 105-13
1511 Linden Avenue		Parcel 82
Nashville, TN 37212		

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to a Marital Dissolution Agreement and Final Decree of Divorce entered into by and between the parties in the Fourth Circuit Court of Davidson County, Tennessee, in the cause of *Maureen T. Joyce v. Cortland D. Joyce*, Docket Number 10D-2321, I, Cortland Durling Joyce, hereby transfer and by these presents do remise, release and quitclaim unto, Maureen T. Joyce, her heirs and assigns, all of my right, title and interest in and to the following described land in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 58 on the Plan of Belmont Land Company's Subdivision called Belmont Heights of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee.
>
> Said part of said lot fronts 50 feet on the southerly side of Linden Avenue and runs back between parallel lines 188 feet to an alley.
>
> Being the same property conveyed to Maureen Timoney Joyce and husband, Cortland Durling Joyce, by deed dated March 30, 2009 from Maureen Timoney Joyce (F/K/A Maureen A. Timoney), of record in Instrument #20090330-0028105, said Register's Office.

This is improved property known as 1511 Linden Avenue, Nashville, Tennessee 37212.

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

This deed prepared based upon information provided by the parties without certification or examination of title by the preparer.

Witness my hand this 17TH day of DECEMBER, 2010.

Cortland Durling Joyce

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Jackie R. Dusek, a Notary Public in and for said County and State, the within named, Cortland Durling Joyce, the Bargainor, 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 17 day of December, 2010.

Notary Public

JACKIE R. DUSEK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY, TENN.

My commission expires: 3-29-11

This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409 (a)(3)(E).