BILL GARRETT, Davidson County
Trans:T20110017409 DEEDQC
Recvd: 03/24/11 15:56 3 pgs
Fees:17.00 Taxes:0.00
20110324-0022961

QUITCLAIM DEED

FROM: James Byrne Foley :

This instrument Was Prepared by:
Grant C. Glassford
5115 Maryland Way, Suite 301
Brentwood, TN 37027

TO: Mary Abby Kirkland Foley

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Mary Abby Kirkland 3907 Wayland Drive Nashville, TN 37215	New Owner	MAP +++ PARCEL TAX ID: 130-11-0-114.00

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 Abby Kirkland Foley v. James Byrne Foley, Eighth Circuit Court for Davidson County, Tennessee, at Nashville, Case No. 10D-2374,** and that there was no other consideration given for the transfer.

Mary Abby Kirkland
Affiant

LEE ANN EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me, this the 2nd day of March, 2011.

Lee Ann Edwards
Notary Public

My Commission Expires: May 20, 2014

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 Abby Kirkland Foley v. James Byrne Foley, Eighth Circuit Court for Davidson County, Tennessee, at Nashville, Case No. 10D-2374.** Accordingly, James Byrne Foley does hereby unconditionally bargain, sell, remise, release, quitclaim, and convey unto the said Mary Abby Kirkland, 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. 17, Block "S" on the Plan of Tyne Meade, Section 4 of record in Plat Book 1424 Page 25 in the Registers Office of Davidson County, Tennessee to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cook Builders, LLC, a Tennessee limited liability company, by Executor's Deed from Crag V. Gabbert, Executor of the Estate of Hautense Walton, of record in Instrument No. 20050509-0048182, in the Registers Office for Davidson County, Tennessee, dated May 8, 2008.

Being the same property conveyed to Thomas W. Cook, III and Wife Caroline B. Cook by Quitclaim Deed from Cook Builders, LLC, a Tennessee limited liability company, of record as Instrument No. 20090622-0057745, in the Register's Office for Davidson County, Tennessee dated June 16, 2009.

Being the same property conveyed to James B. Foley and wife, Abby K. Foley by Warranty Deed from Thomas W. Cook, III and wife Caroline B. Cook of record in Instrument No. 20091103-0101414 in the Registers Office for Davidson County, Tennessee dated October 29, 2009.

This conveyance is subject to (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record and (6) All applicable governmental and zoning regulations.

This is improved property known as 3907 Wayland Drive, Nashville, Tennessee 37215.

Witness my hand this 10th day of March, 2011.

James Byrne Foley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary Hutto Cocke, a Notary Public of said County and State, James Byrne Foley, 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 10th day of March, 2011.

Mary Cocke
Notary Public

My Commission Expires: 3/3/2014

MARY COCKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014