BILL GARRETT, Davidson County
Trans:T20110022237 DEEDQC
Recvd: 04/15/11 09:06 3 pgs
Fees:17.00 Taxes:0.00
20110415-0029051

QUITCLAIM DEED

FROM: James Bowden

TO: Emily R. Bowden

This Instrument was Prepared by:
Cathy Carpenter Speers
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Emily Rash Bowden 2003 Lombardy Avenue Nashville, TN 37215	Same	117-07-0; 044.00

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 **Emily Rash Bowden v. James William Bowden, Civil Action No. 10D-2590, Circuit Court for Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Emily Rash Bowden, Affiant

Sworn to and subscribed before me, this the 6 day of January, 2011.

JOHN ALLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Notary Public

My Commission Expires: 5/20/14

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

17274N:101049:875544:1:NASHVILLE

executed in that certain case styled **Emily Rash Bowden v. James William Bowden, Civil Action No. 10D-2590, Circuit Court for Davidson County, Tennessee**. Accordingly, **James William Bowden** does hereby quitclaim unto the said **Emily Rash Bowden**, 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 part of Lot No. 14 on the Plan of the A.B. Montgomery Land as of record in Plan Book 1, page 22, Chancery Court of Nashville. Being part of Lots Nos. 38, 39 and 40 of Block "A" on the Map of Walter Stokes Home Place Subdivision, as of Record in Book 974, page 92, Register's Office for said County, described according to a survey made by Hal R. Swann, Jr., Surveyor, April 30, 1949, and more fully described as follows:
>
> Beginning on the southerly margin of Lombardy Avenue at the northeast corner of the property conveyed to Walter S. Blankenship by deed from Robert H. Perry and wife, of record in Book 1284, page 283, said Register's Office; thence with Blankenship's eastwardly 150 feet to an iron pin; then northwardly 178.7 feet to an iron pin at the southerly margin of Lombardy; thence with said Avenue westwardly 100 feet to the beginning.
>
> Being the same property conveyed to James Bowden and wife, Emily R. Bowden as shown on the Plan of record in Book 974, page 92, Register's Office for Davidson County, Tennessee.

Witness my hand this 15TH day of DECEMBER, 2010.

James William Bowden

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Nancy Sheppard, a Notary Public of said County and State, **James William Bowden**, whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 2010.

Nancy Sheppard
NOTARY PUBLIC

My Commission Expires: 1-3-2011

NANCY SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 3, 2011