BILL GARRETT, Davidson County
Trans:T20110024039 DEEDQC
Recvd: 04/25/11 14:17 2 pgs
Fees:12.00 Taxes:0.00
20110425-0031434

THIS INSTRUMENT
WAS PREPARED BY:

Tom R. Smith
Attorney At Law
100 Thompson Lane
Nashville, TN 37211
(615) 333-0099

MATT GERTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is $ - 0 - Elaine Moore Essary
Affiant

Subscribed and sworn to before me, this 16 day of March, 2011, 2011.

NOTARY PUBLIC My Commission Expires: November 10, 2014

NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL #
James D. Essary 5327 Anchorage Drive Nashville, TN 37220	Same	MAP 160-3 PAR 76 6DU 34805

QUITCLAIM DEED

For valuable consideration in the form of mutual covenants regarding property division as stated in a certain Marital Dissolution Agreement in the Fourth Circuit Court for Davidson County, Tennessee (Docket Number 10D-3535), and pursuant to the Final Decree of Divorce under the aforesaid Docket Number, the receipt of which is hereby acknowledged, I, ELAINE MOORE ESSARY a/k/a CHRISTINE ELAINE ESSARY, hereinafter referred to as Grantor, by these presents, do hereby quitclaim and convey unto JAMES D. ESSARY, hereinafter referred to as Grantee, his successors, heirs and assigns all of my rights, title and interest (which may have arisen as a result of the marital relationship between him and me) in and to the following described real property located in Nashville, Davidson County, Tennessee, more particularly described as follows to wit:

Land in Davidson County Tennessee, being Lot No. 300 on the Plan of Haileywood Estates - Section 8-A, of record in Book 2854, Page 82, of record in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description.

Being the same property conveyed to JAMES D. ESSARY and wife, CHRISTINE ELAINE ESSARY a/k/a ELAINE MOORE ESSARY by Warranty Deed from JAMES B. LINN and wife LILLIAN L. LINN, of record in the Register's Office for Davidson County, Tennessee at Book 8102, Page 235.

Being the same property conveyed to JAMES B. LINN, a married man, by Warranty Deed from LILLIAN L. LINN of record at Book 4686, Page 268 in the Register's Office for Davidson County, Tennessee

This is improved property commonly known as 5327 Anchorage Drive, Nashville, Tennessee, 37220.

Said property is conveyed subject to restrictions of record and real property taxes for the year 2010 and subsequent years. Grantor makes no warranties as to the state of the

title to the property but acquits any claim that Grantor has to said property and for that purpose thereof makes this conveyance to Grantee. Grantee shall be responsible to pay any and all unpaid real property taxes that may be currently due on said real property.

THIS IS A QUITCLAIM DEED AND CONTAINS NO WARRANTIES.

Elaine Moore Essary
ELAINE MOORE ESSARY, Grantor

MATT GERTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named ELAINE MOORE ESSARY, Grantor, with whom I am personally acquainted or 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 at office this 16 day of March, 2011, 2011.

NOTARY PUBLIC

My Commission Expires: November 10, 2014