Instrument prepared by:
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BILL GARRETT, Davidson County
Trans:T20110025720 DEEDQC
Recvd: 05/02/11 12:18 2 pgs
Fees:12.00 Taxes:0.00
20110502-0033372

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
KURT R. PICKRAUM 705 Elderberry Court Nashville, TN 37217	Regions Bank 2050 Parkway Office Circle Birmingham, AL 35244	135-14-B61.00-CO

KNOW ALL MEN BY THESE PRESENTS:

That LISA PICKRAUM, (being one and the same as LISA PAMELA PICKRAUM), for the express purpose of making a reconveyance due to a divorce action filed in the Circuit Court for Davidson County, Tennessee, between LISA PAMELA PICKRAUM, Plaintiff, and KURT RAYMOUND PICKRAUM (being one and the same as KURT R. PICKRAUM), Defendant, does hereby demise, release and forever quitclaim unto the said KURT R. PICKRAUM, his heirs, successors and assigns, all of her title, interest and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, being described as follows, to wit:

Being Lot No. 60, on the Plan of Ransom Place, Section Two, Phase Two, as of record in Plat Book 7900, Page 526, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to KURT R. PICKRAUM, by deed from Deborah L. Rucker, of record in Instrument 20051004-0119610, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines of record.

The said KURT R. PICKRAUM hereby assumes, agrees to pay and agrees to hold LISA PICKRAUM harmless from one original Deed of Trust Note in favor of AmSouth Bank said note bearing an original principal sum of $155,423.00, as evidenced by a Deed of Trust of record in Instrument 20100405-0024890, Register's Office, Davison County, Tennessee.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.

This is improved property known as 705 Elderberry Court, Nashville, Tennessee 37217.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 1 day of April, 2011.

Lisa P. Pickraum
LISA PICKRAUM

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named LISA PICKRAUM, the Bargainor, with whom I am personally acquainted, and who acknowledged to me that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 1st day of April, 2011.

NOTARY PUBLIC

NICK ECKERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: 01/06/14.

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STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

Kurt Pickraum
KURT R. PICKRAUM
Affiant

Sworn to and subscribed before me
this 1 day of April, 2011.

NOTARY PUBLIC

NICK ECKERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 01/06/14.

This instrument prepared from information provided by the parties.