This Instrument prepared by:
TED F. WALKER
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PICK-UP

BILL GARRETT, Davidson County
Trans:T20110054930 DEEDQC
Recvd: 09/06/11 11:06 2 pgs
Fees:12.00 Taxes:0.00
20110906-0068766

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
ALEX P. KING 4855 Jonquil Drive Nashville, TN 37211	Saxon Mortgage Services, Inc. P.O. Box 161486 Ft. Worth, TX 76161-1486	Map 133-16-0-168.00

KNOW ALL MEN BY THESE PRESENTS:

That SHEILA KING (being one and the same as SHEILA MOORE KING), for the express purpose of making a reconveyance as part of the Marital Dissolution Agreement in the divorce action filed in the Circuit Court for Davidson County, Tennessee, between SHEILA MOORE KING, Plaintiff, and ALEX PAYNE KING (being one and the same as ALEX P. KING), Defendant, does hereby demise, release and forever quitclaim unto the said ALEX P. KING, 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, described as follows:

> Being Lot No. 1 on the plan of Welch Meadows, Section I, of record in Book 3700, page 34, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Said Lot fronts 91.86 feet on the westerly side of Jonquil Drive, and runs back 174.10 feet on the northerly line and 168.05 feet on the southerly line to a dead line in the rear on which it measures 70.09 feet.
>
> Being the same property conveyed to Alex P. King and Sheila King, husband and wife, on June 30, 2006, by Warranty Deed of record in Instrument No. 20060705-0079680, recorded July 5, 2006, Register's Office for Davidson County, Tennessee.

The said ALEX P. KING hereby assumes, agrees to pay and agrees to hold SHEILA KING harmless from two original Deed of Trust notes in favor of Novastar Mortgage, Inc., said notes bearing an original unpaid principal balance of $120,800.00 and $30,000.00, respectively, and evidenced by Deed of Trust of records as Instrument Nos. 20060705-0079681 and 20060705-0079682, Register's Office, Davidson County, Tennessee.

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

This is improved property known as 4855 Jonquil Drive, Nashville, TN 37211.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 30th day of August, 2011.

LISA J. HORTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SHEILA KING

STATE OF TENNESSEE)
)
COUNTY OF)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named SHEILA KING, 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 30th day of August, 2011.

NOTARY PUBLIC

My Commission expires: Sept. 28, 2011.

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STATE OF TENNESSEE)
)
COUNTY OF)

The actual consideration on this transfer is $0.

ALEX P. KING
Affiant

Sworn to and subscribed before me
this 29th day of August, 2011.

NOTARY PUBLIC

My Commission expires: Sept. 28, 2011.

LISA J. HORTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

This instrument prepared from information provided by the parties.