Instrument prepared by the office of:
TED F. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219
Telephone: 615/244-7707

BILL GARRETT, Davidson County
Trans:T20120015297 DEEDQC
Recvd: 03/01/12 15:08 2 pgs
Fees:12.00 Taxes:0.00
20120301-0018199

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
TAMARA L. SALES 3223 Doverside Drive Nashville, TN 37207	Wells Fargo Home Mortgage P O Box 6427 Carol Stream, IL 60197-6427	**50-14 41**

KNOW ALL MEN BY THESE PRESENTS:

That MARCELLOS E. BAXTER, (being one and the same as MARCELLOS ERROLL BAXTER), for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between TAMARA LASHAWN SALES (being one and the same as TAMARA L. SALES), Plaintiff, and MARCELLOS ERROLL BAXTER, Defendant, does hereby demise, release and forever quitclaim unto the said TAMARA L. SALES, her heirs, successors and assigns, all of his title, interest and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 722 on the Plan of Parkwood Estates, Section 4, of record in Book 3300, Pages 79 and 80, Register's Office for said County, to which plan reference is made for a more complete and accurate description.
>
> Being the same property conveyed to Tamara L. Sales and husband, Marcellos E. Baxter, by Warranty Deed from John W. Thompson and wife, Thelma V. Thompson, of record in Book Number 4783, Page 644, Register's Office for Davidson County, TN.

The said TAMARA L. SALES hereby agrees to pay and agrees to hold MARCELLOS E. BAXTER, harmless from one original Deed of Trust Note in favor of First Union Mortgage Corporation, said note bearing an original unpaid principal balance of $88,000.00, as evidenced by a Deed of Trust of record in Book Number 11413, Page 911, Register's Office, Davidson County, Tennessee.

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

This is improved property known as 3223 Doverside Drive, Nashville, TN 37207.

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 1st day of March, 2012.

MARCELLOS E. BAXTER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS MY HAND and official seal at Nashville, Tennessee, this 1st day of March, 2012.

ELIZABETH D. PRITCHETT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires May 8, 2012

My Commission expires: _____.

****

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration on this transfer is $0.

TAMARA L. SALES
Affiant

Sworn to and subscribed before me this 1st day of March, 2012.

ELIZABETH D. PRITCHETT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires May 8, 2012

My Commission Expires: _____.

This instrument prepared from information provided by the parties involved.