BILL GARRETT, Davidson County
Trans:T20120082823 DEEDQC
Recvd: 10/31/12 10:01 2 pgs
Fees:12.00 Taxes:0.00
20121031-0099888

This Instrument Prepared By:
ROBERT TODD JACKSON, ESQ.
The Chapple Building
5115 Maryland Way
Suite 301
Brentwood, TN 37027

The actual consideration or value whichever is greater for this transfer is $-0-.

Robert Todd Jackson
AFFIANT

STATE OF TENNESSEE]
COUNTY OF Williamson]

Sworn to and subscribed before me on the 30th day of October, 2012.

LEE ANN EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Lee Ann Edwards
NOTARY PUBLIC

My commission expires: May 20, 2014

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NOS.
Margaret A. Boone 4302 Nevada Avenue Nashville, TN 37209	Same	91-16-219

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, GABRIEL ORION DRYDEN, now a single person, by these presents do hereby quitclaim and convey unto MARGARET A. BOONE, now a single person, to her heirs, successors, and assigns, all my right, title, and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 203 on the Plan of Block 9, Charlotte Park Company's First Addition to West Nashville, of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Margaret A. Boone, unmarried, and Dryden Orion, unmarried, as tenants-in-common with Rights-of-Survivorship, by Deed from Meredith Sullivan Benton and husband, Jim Benton, as of record in Instrument No. 200908180077678, Register's Office for Davidson County, Tennessee. The said Margaret A. Boone Dryden and Gabriel Orion Dryden being granted a divorce by the Fourth Circuit Court on the 31st day of October, 2012 in Davidson County, Tennessee, Docket No. 10D-3409, and this conveyance is a further division of the marital estate pursuant to the Order of the Fourth Circuit Court.

This is improved property known as 4302 Nevada Avenue, Nashville, TN 37209.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES, AND NO TITLE EXAMINATION OR RESEARCH WAS REQUESTED OF OR CONDUCTED BY THE PREPARER THEREOF.

The said Dryden Orion and Gabriel Orion Dryden is one and the same person.

The said Margaret A. Boone and Margaret A. Boone Dryden is one and the same person.

Witness my hand on the 8th day of Oct., 2012.

Gabriel Dryden
GABRIEL ORION DRYDEN

STATE OF TENNESSEE]
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GABRIEL ORION DRYDEN, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Rutherford County, Tennessee on the 8th day of Oct., 2012.

W. Kenneth Burger Jr.
NOTARY PUBLIC

W. KENNETH BURGER JR. NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My commission expires: 12-15-15