FILED BY MAIL

THIS INSTRUMENT PREPARED BY:
WATTS, UNDERWOOD & RUBENFELD
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0-.

Jane E. Braddock
Affiant

Subscribed and sworn to before me this 8th day of June, 1990.

Notary Public
My Commission Expires: 11/27/93

Address New Owner:	Send Tax Bills to:	Map & Parcel Numbers
John A. Baeder 1025 Overton Lea Rd. Nashville, TN 37220	John A. Baeder 1025 Overton Lea Rd. Nashville, TN 37220	Map 145-04 Parcel 040.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, pursuant to a Marital Dissolution Agreement, JANE E. BRADDOCK, has bargained and sold, and by these presents does transfer and quitclaim to JOHN A. BAEDER, his heirs, successors and assigns, all of her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

BEING Lot No. 4 on the Plan of a part of the Overton Lea Estate, Lealand Manor, Fifth Addition, Block "A", not of record, described according to a survey made by William A. Pitts, Surveyor, as follows:

BEGINNING on the southerly margin of Overton Lea Road, at the corner of Lot Nos. 3 and 4; thence with the line between said lots, southwardly 387.6 feet to the northerly margin of Ridgeview Drive (proposed); thence with the northerly margin of said Drive, eastwardly 203.47 feet to the corner of Lots Nos. 4 and 5; thence with the line between said lots northwardly 449.2 feet to the southerly margin of Overton Lea Road; thence with the southerly margin of said road, westwardly 245 feet to the beginning, containing 2.11 acres, more or less.

BEING the same property conveyed to John A. Baeder and wife, Jane E. Braddock, by deed from Thomas J. Sherrard, III, and wife, Dana D. Sherrard, of record in Book 6076, page 979, Register's Office for Davidson County, Tennessee.

This conveyance of the property is made expressly subject to all limitations, restrictions, and encumbrances as may affect the property, and in particular, subject to the lien of $25,000.00 (TWENTY FIVE THOUSAND DOLLARS) retained against said property by JANE E. BRADDOCK pursuant to the Final Decree of Divorce granted by the Fourth Circuit Court of Davidson County, Tennessee, on the 12th day of June, 1990, in the matter of Braddock v. Baeder, No. 89D-2008.

This is improved property known as 1025 Overton Lea Road, Nashville, Tennessee 37220.

IN WITNESS WHEREOF I have hereunto set my hand on this the 8th day of June, 1990.

Jane E. Braddock
JANE E. BRADDOCK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JANE E. BRADDOCK, the bargainor, 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 and official seal at Nashville, Tennessee, this 22nd day of June 1990.

Notary Public

My Commission Expires: 11/27/93

NOTARY PUBLIC DAVIDSON COUNTY TENN.

36285

IDENTIFICATION REFERENCE

JUN 22 2 45 PM '90

FILED & RECORDED
DAVIDSON COUNTY, TN

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