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This instrument prepared by:
Gerald G. Patterson
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

BOOK 8843 PAGE 824

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QUITCLAIM DEED

| Address New Owner(s): | Send Tax Bills To: | Map/Parcel No. |
|---|---|---|
| c/o Michael Bauer | New Owner | 9511/14 |
| 10300 Queensbury Way | | |
| Fort Smith, AR 72903 | | |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, ANNE GALBRAITH BAUER (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto THOMAS MICHAEL BAUER, JAMES GALBRAITH BAUER and JUDITH BAUER WATTS as tenants in common a one-sixth (1/6) interest each of all of her remaining right, title and interest in the following described property in the County of Davidson, State of Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Merry Oaks, as of record in Plat Book 1835, pages 67 and 68, Register's Office for said County.
>
> Said Lot No. 77 fronts 84.7 feet on the west side of Woodberry Drive and runs back between lines 200 feet to a dead line in the rear, measuring 80.7 feet thereon.
>
> Being the same property conveyed to James G. Bauer and wife, Anne Galbraith Bauer, by deed from McFarland Heights, Inc. of record in Book 2014, page 23, said Register's Office, the said James G. Bauer having since died and title having been vested solely in his surviving spouse, the said Anne Galbraith Bauer.

This is improved property known as 322 Woodberry Drive, Donelson, Tennessee 37214.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of January, 1993.

Anne Galbraith Bauer
ANNE GALBRAITH BAUER

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Anne Galbraith Bauer, 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 12th day of January, 1993.

Notary Public

My Commission Expires: March 25, 1995

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration for this transfer of property is $10.00 and no other monetary consideration.

Anne Galbraith Bauer
ANNE GALBRAITH BAUER

Sworn to and subscribed before me
this 12th day of January, 1993.

Notary Public

My Commission Expires: March 25, 1993

8 4 1 0 9

IDENTIFICATION REFERENCE

JAN 19 3 59 PM '93

DAVIDSON COUNTY, TN



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