Pick-Up by Cohen & Cohen, Attorne

This Instrument Prepared By:
Rosemary E. Phillips
429 Church Street
Post Office Box 590
Goodlettsville, TN 37070-0590

BK 10556 PG 749

QUITCLAIM DEED

Address New Owner	Send Tax Bills to:	Map/Parcel #
Karen M. Baggett 3937 Calumet Drive Antioch, TN 37013	Same	150-14A-45CO

98 MAR 27 AM 10:08
FELIX A. NELSON III REGISTER
DAVIDSON COUNTY, TN.

04 17516
IDENTIF. & REFERENCE

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual consideration or value, whichever is greater, for this transfer is $9,000.00

PICK-UP

Karen M. Baggett
Affiant

Subscribed and sworn to before me this the 19 day of March, 1998.

Cindy M Wingle
Notary Public

My Commission expires 09-29-2001
(Affix seal)

FOR AND IN CONSIDERATION of the terms of the Final Decree of Divorce, in the Fourth Circuit Court of Davidson County, Tennessee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **JAMES B. MORAN**, hereby conveys and quitclaims unto **KAREN M. BAGGETT**, formerly **Karen M. Baggett-Moran**, all his right, title and interest, in and to the following described real property to wit:

BEING land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Calumet, Phase II, of record in Plat Book 7900, page 367, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Karen Baggett Moran and husband, James B. Moran, by deed of record in Book 9694, page 832, Register's Office for said County. (Karen Baggett Moran and Karen M. Moran being one and the same person.)

This is improved property known as 3937 Calumet Drive, Antioch, TN 37013.

And now, I, the said **JAMES B. MORAN**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey my property interest unto **KAREN M. BAGGETT, formerly KAREN BAGGETT MORAN**, her heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

BOOK 10856 PG 750

IN WITNESS WHEREOF, we have hereunto set our hands on this 4 day of March, 1998.

James B. Moran

JAMES B. MORAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth A Snyder, a Notary Public in and for said County and State, the within named JAMES B. MORAN, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville Tennessee this 4 day of March, 1998.

Elizabeth A Snyder
NOTARY PUBLIC

My Commission expires: 9-18-99

1547 03/27 0101 03CHECK 42.30

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10856 PG 751

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 9000.00
CON TX 33.30
PRFEE 1.00
MISC 8.00
TOTAL 42.30
CHECK 42.30

03/27/98 01 10:08 0001 1547

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04 17516
IDENTIF. & REFERENCE

98 MAR 27 AM 10: 08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1271829