PICK-UP

Instr:200003240029919 Page: 1 OF 3
REC'D FOR REC 03/24/2000 10:01:41AM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

This Instrument Prepared By:
Jeanan Mills Stuart
Attorney at Law
501 Union Street, Suite 503
Nashville, TN 37219

Address New Owner:
Emily Kirby
108 Lauderdale Road
Nashville, Tennessee 37205

Send Tax Bills to:
Emily Kirby
108 Lauderdale Road
Nashville, Tennessee 37138

Map: 103-12
Group: _____
Parcel: 222.00

QUIT CLAIM DEED

FOR AND IN CONSIDERATION OF the mutual covenants, terms, and benefits of a certain Marital Dissolution Agreement entered into by and between Emily Kirby Schmidt and Eric Allen Schmidt, which agreement has been approved by the Fourth Circuit Court of Davidson County, Tennessee, and incorporated in a final decree of divorce entered on or about the 22nd day of November, 1999, in the civil action styled EMILY KIRBY SCHMIDT V. ERIC ALLEN SCHMIDT, No. 98D-2819 (Davidson Fourth Cir. Ct.), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Eric Allen Schmidt, hereby convey and quitclaim unto Emily Kirby Schmidt, her heirs and assigns, all my right, title, and interest in and to a certain tract or parcel of real property, heretofore owned by the said Emily Kirby Schmidt, prior to and during the marriage of the parties, and located in the _____ Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Being Lot. No. 18, Block "B" on the Plan of Cherokee Park, Section 2, of record in Book 547, page 176 and 176, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 60 feet on the easterly margin of Lauderdale Road and runs back 165.0 feet on the northerly line and 162.03 feet on the southerly line to a dead line in the rear which measures 62 feet thereon.

Being the same property conveyed to Joseph E. Brooks and Emily K. Brooks by deed from O. K. Kirby and wife, Nora C. Kirby, of record in Book 6850, page 329, in the Register's Office of Davidson County, Tennessee; and being the same property to which title was divested out of Joseph Edward Brooks and vested solely in Emily Kirby Brooks by a final decree of the Probate Court of Davidson County, Tennessee, with a certified copy of such decree being of record in Book 6271, page 171, and in Book 6850, page 332, both in the Register's Office of Davidson County, Tennessee.

The said Emily K. Brooks is the same person as Emily Kirby Brooks, Emily Kirby Schmidt, and Emily Kirby.

And now, I, Eric Allen Schmidt, for the express purpose of carrying out the intent of this conveyance, as set out in the above-referenced Marital Dissolution Agreement and Final Decree of Divorce, do hereby quitclaim and convey unto the said Emily Kirby Schmidt, her heirs and assigns, the real property hereinbefore described, and do hereby covenant with the said Emily Kirby Schmidt, her heirs and assigns, that the same is hereby conveyed subject to the same limitations, restrictions, and encumbrances, if any, as may affect the premises, as above set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of November, 1999.

ERIC ALLEN SCHMIDT

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Eric Allen Schmidt with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 22nd day of November, 1999.

NOTARY PUBLIC

My Commission Expires:

May 27, 2001

AFFIDAVIT

STATE OF TENNESSEE)

COUNTY OF Davidson)

I, Eric Allen Schmidt, hereby swear or affirm, to the best of my knowledge, information, and belief, that this transfer is made pursuant to a Marital Dissolution Agreement, and is therefore exempt under T.C.A. § 67-4-409(a)(3)(E).

This 22nd day of November, 1999.

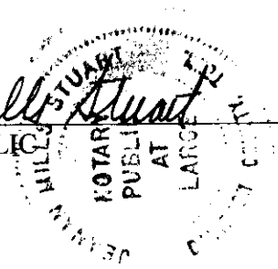
ERIC ALLEN SCHMIDT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Eric Allen Schmidt with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person within named and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 22nd day of November, 1999.

Jeanan Mills Stuart
NOTARY PUBLIC



My Commission Expires:
May 27, 2001