THIS INSTRUMENT WAS PREPARED BY:
STEPHANIE C. HATCHETT, ESQ.
2501 CROSSFIELD DRIVE
NASHVILLE, TENNESSEE 37214

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is *None*.

Michael A. Ragan
MICHAEL ALLEN RAGAN 3-9-01

Subscribed and sworn to before me on this 9th day of March, 2001.

Darla C. Hewitt
NOTARY PUBLIC
my comm. exp. 11-30-02

Davidson County DEEDQC
Recvd: 04/19/01 12:06 2pgs
Fees:10.00 Taxes:0.00
20010419-0038893

Address New Owner as Follows:
Elaine Louise (Sanford) Ragan
3220 Lakeland Drive
Nashville, Tennessee 37214

Send Tax Bills to:
Same

Map-Parcel Numbers
096-11-0-180.00
3DZ-59812

QUITCLAIM DEED

WHEREAS, MICHAEL ALLEN RAGAN ("Grantor") and ELAINE LOUISE (SANFORD) RAGAN (Grantee") were married as husband and wife and the Husband owned a certain tract of land in Davidson County, Tennessee described hereinbelow:

> BEING LOT NO. 109 ON THE PLAN OF HICKORY BEND, SECTION 1, OF RECORD IN BOOK 3300, PAGE 38, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.
>
> BEING THE SAME PROPERTY CONVEYED TO MICHAEL A. RAGAN AND WIFE ELAINE S. RAGAN, BY DEED FROM HAROLD R. LEACH AND WIFE ESTELLE K. LEACH OF RECORD IN BOOK 7834, PAGE 699, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
>
> This conveyance is made subject to any and all existing easements, restrictions and setback lines of record.

WHEREAS, pursuant to the Divorce Decree entered by the Court in *Elaine Louise Ragan v. Michael Allen Ragan*, Circuit Court for the State of Tennessee, Wilson County, Case No. 3349DV, Grantor and Grantee were divorced and all marital bonds between them were severed; and

WHEREAS, said Divorce Decree is now final and the time for appealing said Decree has passed; and

WHEREAS, in said Divorce Decree, the Final Decree of Divorce awards to the Wife/Grantee all right, title and interest in and to the tract of land hereinbelow.

NOW, THEREFORE, for and in consideration of the sum of One and No/100 ($1.00) Dollar, cash in hand paid, and pursuant to the terms of said Final Decree of Divorce, Michael Allen Ragan, the Grantor, does hereby convey, remise, release and forever quitclaim unto Elaine Louise (Sanford) Ragan, the Grantee, her heirs and assigns, all of his right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

> BEING LOT NO. 109 ON THE PLAN OF HICKORY BEND, SECTION 1, OF RECORD IN BOOK 3300, PAGE 38, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL A. RAGAN AND WIFE ELAINE S. RAGAN, BY DEED FROM HAROLD R. LEACH AND WIFE ESTELLE K. LEACH OF RECORD IN BOOK 7834, PAGE 699, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to any and all existing easements, restrictions and setback lines of record.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Michael A. Ragan 3-9-01
MICHAEL ALLEN RAGAN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL ALLEN RAGAN, 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 this 9th day of March, 2001

NOTARY PUBLIC

My commission expires: 11-30-02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.