This Instrument Prepared Without Title Search
From Information Provided by the Parties, by:
DAVID KENNEDY, JR. ATTORNEY AT LAW
3052 Lebanon Road
Nashville, TN 37214
PH: (615) 883-4998

ADDRESS NEW OWNER:
LORETTA BAGGETT
361Monaco Drive
Hermitage, TN 37076

SEND TAX BILLS:
Same As New Owner

MORTGAGEE:
None

MAP & PARCEL:
Map: 75-6
Parcel 63

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and love and affection and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, LETA J. WIGINGTON, hereinafter called the Grantor, have bargained and sold, and by these presents do quitclaim and convey unto LORETTA BAGGETT, hereinafter called the Grantee, as tenant in common with right of survivorship fee simple interest in and to a certain tract or parcel of land, described as follows, to wit:

> BEING Lot No. 347 on the plan of Hermitage Estates Subdivision, Section 2, of record in Book 3700, Page 23, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 347 fronts 75.0 feet on the curving northeasterly margin of Monaco Drive and runs back between liners measuring 177.09 feet on the westerly line and 239.82 feet on the easterly line to a dead line in the rear measuring 128.06 feet thereon.
>
> BEING the same property conveyed to Leta J. Wigington by deed from Bartholomew F. McCarthy, of record in Book 9713, Page 572, Register's Office for said County.
>
> This conveyance is subject to Restrictive Covenants of record in Book 3924, Page 25, amended by Book 3952, Page 881, Register's Office for said county.

This is improved property known as 361 Monaco Drive, Hermitage, Davidson County, Tennessee 37076.

Davidson County DEEDQC
Recvd: 02/19/03 13:40 2pgs
Fees:12.00 Taxes:0.00
20030219-0021746

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

Witness my hand, this 17 day of February 2003.

Leta J. Wigington
LETA J. WIGINGTON

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, **LETA J. WIGINGTON,** a single person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 17th day of February, 2003.

Paula East
NOTARY PUBLIC

My Commission Expires: 10/25/03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is NONE.

AFFIANT

Subscribed and sworn to before me this 19th day of February, 2003.

Paula East
NOTARY PUBLIC

My Commission Expires: 10/25/03