This instrument prepared by:
Michael K. Radford, Esq.
Flynn & Radford, Attorneys, P.C.
320 Seven Springs Way
Suite 150, Seven Springs Way
Brentwood, Tennessee 37027

Davidson County DEEDQC
Recvd: 09/03/03 09:33 2pgs
Fees:12.00 Taxes:0.00
20030903-0127351

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Matthew A. Leavitt 7306 South Harpeth Road Franklin, Tennessee 37064	Same as Owner	Map: 142-04-A Parcel: 176.00 C0

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0.00).

Matthew A. Leavitt

SWORN TO and subscribed before me this 25th day of August, 2003.

MICHAEL K. RADFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My commission expires:

7/21/07

PURSUANT TO AND IN CONSIDERATION OF the terms of a certain Marital Dissolution Agreement incorporated in the Final Decree of Divorce in the Circuit Court for Williamson County, Tennessee, in the case of *Matthew Alan Leavitt v. Michele Ashton Lauer Leavitt,* Docket No. 02769, Michelle M. Leavitt (being one and the same person as Michele Ashton Lauer Leavitt) has bargained and sold, and by these presents does transfer, quitclaim, and convey unto the said Matthew Alan Leavitt (being one and the same person as Matthew A. Leavitt), his heirs, successors, and assigns, all her right, title and interest, marital or otherwise, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 176 in a Horizontal Property Regime located on the Plat of Belle Forest, as of record in Book 5200, page 167, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

THIS conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act: as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, assessments and other undertakings contained in the Master Deed of record in Book 5438, page 699 and amended in Book 7886, page 939, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Matthew A Leavitt and wife, Michelle M. Leavitt by warranty deed from Charles Cannon Dykes, unmarried, of record as Instrument No. 20020315-0033199, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This property is improved property known as 214 Old Hickory Boulevard, # 176, Nashville, Tennessee, 37221.

This property is conveyed expressly subject to all existing restrictions, conditions, and easements of record as may affect the property.

WITNESS my hand this 21st day of August, 2003.

Michele Ashton Lauer Leavitt

MICHELE ASHTON LAUER LEAVITT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, JACKIE E DAWSON, a Notary Public in and for said County and State, the within named **MICHELE ASHTON LAUER LEAVITT** (being one and the same person as Michelle M. Leavitt), the bargainor, with whom I am personally acquainted, (or proved herself to be upon 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 21st day of August, 2003.

Jackie E Dawson
Notary Public

My commission expires: 7/29/06

TRANSFER TAX ON THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF T.C.A. § 67-4-409.