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
20030903-0127354

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: 104-06-0 Parcel: A03.600C0

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 412, Continental Condominiums of record in Plat Book 5200, page 399, as amended in Book 6135, page 788, Book 6435, page 549 and Book 6900, page 43, said Register's Office, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Matthew A Leavitt and wife, Michelle M. Leavitt by warranty deed from James A. Crossman, a married person, of record as Instrument No. 20020619-0073998 in said Register's Office for Davidson County, Tennessee.

This property is improved property known as 3415 West End Avenue, Unit 412, Nashville, Tennessee, 37215.

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.