Davidson County DEEDQC
Recvd: 02/18/04 14:55 2pgs
Fees:12.00 Taxes:0.00
20040218-0018874

This Instrument Prepared By:
Deborah Travis
Attorney at Law
800 Broadway Ste. 200
Nashville, TN 37203

Address New Owner:
Beth M. Janota
3937 Creekside Drive
Nashville, TN 37211

Send Tax Bills to:
The Bank of Nashville
401 Church Street
Nashville, TN 37219

Book and Page
2663 43

Map and Parcel
148-13 43

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Timothy E. Janota, for and in consideration of the Marital Dissolution Agreement between the parties, do hereby bargain, sell, release, remise, quit claim, and convey unto Beth M. Janota, all his right, title and interest in and to the following described real estate, to-wit:

Land in Davidson County, Tennessee, being Lot No. 65, Locustwood, Section 5, of record in Book 2663, page 43, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Timothy E. Janota and wife Beth F. Janota by Instrument Number 20021104-0134728 from, W. Randal Sims and Michael A. Sims, devisees under the Will of Norma Jean Sims a/ka/ Norma F. Sims. Joel W. Sims subsequently died leaving Norma Jean Sims as surviving tenanty by the entirety. Norma Jean Sims a/k/a Norma F. Sims died testate and by Will of record in Probate File No. 02P-181, Probate Court Clerk's Office in Davidson County, Tennessee, subject property was devised to W. Randal Sims and Michael A. Sims.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 24 day of October, 2003.

TIMOTHY E. JANOTA

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Witness my hand and seal, this 24 day of October, 2003.

NOTARY PUBLIC

PATRICIA RYAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
COUNTY OF Davidson)

I, or we, hereby swear or affirm to the best of affiants knowledge, information and belief, this transfer is pursuant to Marital Dissolution Agreement and is therefore exempt under TCA 67-4-409(a)(3)(E).

AFFIANT: BETH M. JANOTA

SWORN TO AND SUBSCRIBED before me this the 24 day of October, 2003.

NOTARY PUBLIC

My Commission Expires:

PATRICIA NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 200