This Instrument Prepared by:
ROBERT L. JACKSON
Jackson, Kweller, McKinney, Warden & Hayes
214 Second Avenue, North, Suite 103
Nashville, Tennessee 37201

Davidson County DEEDQC
Recvd: 02/19/04 09:29 2pgs
Fees:12.00 Taxes:0.00
20040219-0019053

The actual consideration or value, whichever is greater for this transfer is zero dollars ($0)

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12th day of February, 2004.

NOTARY PUBLIC
My Commission Expires: 9-30-06

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Karen H. Byrne 641 Old Hickory Blvd., #206 Brentwood, Tennessee 37027	Same	171-3-B-78CO

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Eighth Circuit Court for Davidson County, Tennessee, **Robert B. Byrne,** by these presents do hereby quitclaim and convey unto **Karen H. Byrne,** to her heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Unit 30 on the Plan of Phase One Section Two Townhomes of Fredericksburg, of record in Plat Book 9700, page 364, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to Robert B. Byrne and wife, Karen H. Byrne, by deed from Jeffrey G. Griffin, of record in Instrument number 20031120-0169642, Register's Office for Davidson County, Tennessee.

The said Robert B. Byrne and Karen H. Byrne having since been divorced by Final Decree of Divorce, in the Eighth Circuit Court for Davidson County, Tennessee, Docket No. 03D-1067, and this conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement.

The said Robert B. Byrne and Robert Bellarmine Byrne being one and the same person.

The said Karen H. Byrne and Karen Lynn Johnson Byrne being one and the same person.

THIS is improved property known as 641 Old Hickory Boulevard, Unit 206, Brentwood, Davidson County, Tennessee.

WITNESS my hand this 12th day of February, 2004.

ROBERT B. BYRNE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT B. BYRNE, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of February, 2004.

NOTARY PUBLIC

My Commission Expires: 9-30-06