This instrument prepared by: mail
Paul N. Rudolph, Attorney at Law
222 2nd Ave. N. Ste. 316
Nashville, Tennessee 37201

QUITCLAIM DEED
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Sworn to and subscribed before me this 28 day of April, 2004

My Commission Expires: 9/24/5

Notary Public

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS:	MAP-PARCEL
3302 Chatterly Ct Antioch TN 37013	New Owner	136 15 0 083.00

KNOW ALL PERSONS TO WHOM THESE PRESENTS SHALL COME that pursuant to the terms of the Final Decree of Divorce entered on April 28, 2004, in the case entitled *Victoria Sturdivant Bain, Plaintiff, vs. Richard Ora Bain, Defendant*, pending under Case No. 04D480 in the Fourth Circuit Court for the State of Tennessee, Twentieth Judicial District (Davidson County), Victoria Sturdivant (formerly Victoria Sturdivant Bain) does hereby convey, remise, release and forever quitclaim unto Richard Ora Bain, unmarried, and his heirs and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 63-A, Zone Lot Division of Lots 60 thru 63, Chelsea of Priest Lake, Section One-B, as of record in Book 6250, page 364, Register's Office of Davidson County, Tennessee

Said Lot 63A fronts 32.56 feet on the northerly side of Gondola Drive and fronts 80.00 feet on the easterly side of Chatterly Court said frontages being joined by a curve which measures 37.28 feet and runs back 109.16 feet on the easterly line and 67.49 feet on the northerly line to a point of intersection.

Being the same property conveyed to Richard O. Bain, et ux. by deed dated February 27, 1991, of record at Book 8306, Page 359, Register's Office for Davidson County, Tennessee

This property is also known as 3302 Chatterly Ct, Antioch TN 37013.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 28 day of April, 2004

Davidson County DEEDQC
Recvd: 05/03/04 09:40 1pgs
Fees:12.00 Taxes:0.00
20040503-0049822

VICTORIA STURDIVANT

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public in and for the aforesaid county and state, the within named VICTORIA STURDIVANT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28 day of April, 2004.

My Commission Expires:
9/24/5

NOTARY PUBLIC