This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDQC
Recvd: 07/27/04 10:08 2pgs
Fees:12.00 Taxes:0.00
20040727-0089496

QUITCLAIM DEED

Address new owner as:
Elizabeth Ann Waggoner
337 Hillcrest Drive
Madison, Tennessee 37115

Send Tax Bills To:
Same

Map-Parcel
Map 52-2
Par 248

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and pursuant to the terms of a divorce decree I, James E. Waggoner, have this day bargained and sold, and do hereby transfer, convey and quitclaim to Elizabeth Ann Waggoner, her, heirs and assigns, all my right, title and interest in and to certain real estate in Davidson County, Tennessee, described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by T.R. Sanford, Surveyor, August 13, 1953, and by Hal R. Swann, Jr., Surveyor, June 17, 1965, as follows:

Beginning at a point in the easterly margin of Hillcrest Drive, 379.5 feet north of an iron pin in the easterly margin of said Drive, at the beginning of a curve at the intersection of said Drive, and Neely's Bend Road, and said beginning point being 110 feet north of the northerly line of Rainbow Terrace § II-A and II-B, of record in Book 1835, page 85, Register's Office for Davidson County, Tennessee, thence easterly 347.56 feet to a point , which is 421.4 feet northerly from the northerly margin of Neely's Bend Road; thence northwardly 117.1 feet to a point; thence westwardly 354.54 feet to the easterly margin of Hillcrest Drive; thence with the margin of the same southwardly 117 feet to the beginning.

Being the same property conveyed to James Edward Waggoner and wife, Elizabeth Ann Wagoner by Warranty Deed from Ralph Wayne Barnes and wife, Sandra B. Barnes, of record in Book 4203, page 208, Register's Office for Davidson County, Tennessee.

This is improved property known as 337 Hillcrest Drive, Madison, Tennessee.

WITNESS my hand this 22nd day of July 2004.

James E. Waggoner
JAMES E. WAGGONER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. Waggoner, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of July 2004.

Pam Whitworth
NOTARY PUBLIC

PAM WHITWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires JAN. 28, 2006

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned, being first duly sworn, makes oath that this transfer is an adjustment of property rights between divorcing parties, and as such pursuant to TCA § 67-4-409 (a) (3) (E) is exempt from the transfer imposed by TCA § 67-4-409(a).

Elizabeth Ann Waggoner
ELIZABETH ANN WAGGONER

Subscribed and sworn to before me, this 22nd day of July 2004.

Pam Whitworth
NOTARY PUBLIC

PAM WHITWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires JAN. 28, 2006

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.