This Instrument prepared by:
Rebecca E. Byrd
BYRD & ASSOCIATES, PLC
317 Main Street, Suite 204
Franklin, Tennessee 37064

Davidson County DEEDQC
Recvd: 10/12/04 09:45 3pgs
Fees:17.00 Taxes:0.00
20041012-0122725

SEND TAX BILLS TO:	MORTGAGEE	MAP & PARCEL NO.:
John Richard Baugus 4870 Shasta Drive Nashville, Tennessee 37211	Same	Map 133 Group 16 Parcel 191

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENTATIONS OR WARRANTY IS MADE BY THE PREPARER AS TO THE ACCURACY OF ANYTHING SET FORTH HEREIN.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, and pursuant to and in satisfaction of a certain Final Decree of Divorce entered in the 8th Circuit Court of Davidson County, Tennessee, in the cause of **FRANCES KATHRYN BAUGUS VS. JOHN RICHARD BAUGUS**, Civil Action Number 04D-1955. FRANCES KATHRYN BAUGUS by these presents does hereby remise, release and, quitclaim and convey to JOHN RICHARD BAUGUS, his heirs, and assigns, all of my right, title and interest in and to the following described land located in Davidson County, Tennessee to wit:

> Being Lot No. 69 on the Plan of Welch Meadows Subdivision, Section 2, of record in Book 3700, Page 60, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 69 fronts 77.71 feet on the easterly margin of Shasta Drive and runs back between lines measuring 142.86 feet on the northerly line and 125.94 feet on the southerly line to a dead line measuring 72.98 feet thereon.

Being part of the same property conveyed to John Richard Baugus by deed from Robert Hendley and Robert Gambill, a Partnership d/b/a Hendley and Gambill of record in Book 4728, page 601, Register's Office for Davidson County, Tennessee.

THIS BEING property known as: 4870 Shasta Drive, Nashville, Tennessee 37211.

Witness my hand at Franklin, Tennessee this 6th day of October, 2004.

Frances Kathryn Baugus
FRANCES KATHRYN BAUGUS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for said State and County, FRANCES KATHRYN BAUGUS, the bargainor with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness My Hand this 6th day of October, 2004.

Janice I. Clevenger
NOTARY PUBLIC

My Commission Expires:
Sept. 20, 2008

JANICE I. CLEVENGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this conveyance is 0.

John Richard Baugus
AFIANT

Sworn and subscribed before me, a Notary Public, this 8th day of October, 2004.

Janice I Clevenger
NOTARY PUBLIC

My Commission Expires:
Sept. 20, 2008

