Davidson County DEEDQC
Recvd: 10/13/04 11:45 2pgs
Fees:12.00 Taxes:0.00
20041013-0123367

THIS INSTRUMENT PREPARED BY:
Sandra Jones, Attorney-at-Law
213 Third Avenue, North
Nashville, Tennessee 37201

QUITCLAIM DEED

FROM: **RALPH W. FITZGERALD,** an unmarried person

TO: **AGATHA S. FITZGERALD,** an unmarried person

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $-0-.

RALPH W. FITZGERALD

JULIA M. PRINCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this the 6th day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 7/19/08

Address New Owner:	**Send Tax Bill To:**	**Map & Parcel:**
Agatha S. Fitzgerald 3401 Benham Avenue Nashville, TN 37215	AmSouth Bank 2050 Parkway Office Circle Birmingham, AL 35244	117-07-80

FOR AND IN CONSIDERATION and in compliance with a Final Decree of Divorce under Docket No. 04D-2330 of record in the Eighth Circuit Court of Davidson County under style *Ralph W. Fitzgerald* v. *Agatha S. Fitzgerald*, I, **RALPH W. FITZGERALD,** hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto **AGATHA S. FITZGERALD**, hereinafter called Grantee, her heirs and assigns, all of my right title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND lying in the Seventh Civil District of Nashville, Davidson County, Tennessee, being Lots 187 & 188 and a portion of Lot 227 on the Plan of Noel's Subdivision of Watkins Grove as of record in Book 547, Page 156, Register's Office for said county, and being further described as follows:

BEGINNING at a iron pin (N) on the southwest corner of the right-of-way of Stokes Lane and Benham Avenue; thence with the westerly right-of-way of Benham Avenue S 01° 47' 46" W – 341.63 feet to an iron pin (O) and being the northeastern corner of property owned by John R. Brackman & Celeste Waterman (D.B. 9082, Page 635); thence leaving Benham Avenue and running with the northern line of said Brackman/Waterman property N 88° 16' 52" W – 200.07 feet to an iron pin (O); thence, continuing with Brackman/Waterman parcel S 01° 47' 46" W - 32.90 feet to an iron pin (N) and being the northeastern corner of property owned by Louis M. Miles (D.B. 8590, Page 890); thence with northerly line of Miles property N 64° 23' 35" W – 49.70 feet to an iron pin (O) and being the southeast corner of property owned by Post Apartment Homes, L.P. (D.B. 9423, Page 137); thence running along the eastern line of said Post Apartment Home Property N 08° 05' 39" E – 414.48 feet to

an iron pin (N) in the southerly right-of-way of Stokes Lane; thence running with the southerly right-of-way of Stokes Lane S 72° 14' 16" E - 208.10 feet to the point of beginning and containing 1.93 acres, more or less, according to a survey prepared by Kevin A. Edmonson, RLS No. 1515, Registered Land Surveyor, dated January 25, 2000.

BEING the same property conveyed to Ralph W. Fitzgerald and wife, Agatha S. Fitzgerald, by deed from Zerfoss Residence Trust of record in Instrument No. 200004190039176, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to any and all existing restrictions and easements of record.

IN WITNESS WHEREOF, the undersigned has executed this instrument this the 6th day of October, 2004.

"GRANTOR"

Ralph W. Fitzgerald

RALPH W. FITZGERALD

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, a Notary Public, in and for said County and State, the within named **Ralph W. Fitzgerald** (Grantor), 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 and official seal at Nashville, Tennessee, this 6th day of October, 2003.

Julia M. Prince

NOTARY PUBLIC

JULIA M. PRINCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 7/19/08.