40-A

QUIT CLAIM DEED

ADDRESS OF NEW OWNER AND
SEND TAX BILLS:
Jill E. Ledbetter
832 Fitzpatrick Road
Nashville, Tennessee 37214

MAP AND PARCEL NUMBERS:
Map 108-4
Parcel 86

Davidson County DEEDQC
Recvd: 11/23/04 08:08 3pgs
Fees:17.00 Taxes:0.00
20041123-0140079

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned Ryan Michael Fitzpatrick, now a single person, for and in consideration of the Marital Dissolution Agreement between the parties, do hereby bargain, sell, release, remise, quit claim and convey unto Jill Elise Ledbetter, formerly Jill Elise Fitzpatrick, her heirs, successors, and assigns, all of my right, title, and interest in and to the following described real estate:

> A certain parcel of land in Davidson County, Tennessee, being Lot No. 287 on the Plan of Section Three, Larchwood, of record in Plat Book 5200, Page 540, Register's Office in Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jill E. Ledbetter and Ryan M. Fitzpatrick, by deed from Mary Jane Charles and husband, Steven Charles being recorded in Instrument No. 20010816-0088388, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 832 Fitzpatrick Road Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 11th day of Oct. 2004.

Ryan Fitzpatrick

Ryan Michael Fitzpatrick

STATE OF TENNESSEE,

COUNTY OF DAVIDSON.

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

Witness my hand, at office, this 14th day of October 2004.

Cynthia M. Odle
Notary Public

My Commission Expires: CYNTHIA M. ODLE Notary Public State at Large Davidson County, State of Tennessee My Commission Expires July 29, 2006

CYNTHIA M. ODLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE,

COUNTY OF DAVIDSON.

I, or we, hereby swear or affirm to the best of affiant's knowledge, information and belief, this transfer is pursuant to Marital Dissolution Agreement and is therefore exempt under TCA 67-4-409(a)(3)(E).

Jill E. Fitzpatrick
Affiant

Sworn to and subscribed before me, this 14th day of October 2004.

Cynthia M. Odle
Notary Public

My Commission Expires: CYNTHIA M. ODLE Notary Public State at Large Davidson County, State of Tennessee My Commission Expires July 29, 2006

CYNTHIA M. ODLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES BY:

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