Davidson County DEEDQC
Recvd: 03/01/05 09:50 2 pgs
Fees:12.00 Taxes:0.00
20050301-0022208

This Instrument Prepared by:
**ROBERT TODD JACKSON, ESQ.**
**JACKSON LAW OFFICE**
222 Second Avenue North, Suite 419
Nashville, TN 37201

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

Robert Todd Jackson
**AFFIANT**

STATE OF TENNESSEE ]
COUNTY OF DAVIDSON ]

Sworn to and subscribed before me on this 28th day of February, 2005.

Lee Ann Edwards
**NOTARY PUBLIC**

My commission expires: March 25, 2006

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

**QUITCLAIM DEED**

| **ADDRESS OF NEW OWNER:** | **SEND TAX BILLS TO:** | **TAX MAP - PARCEL NOS.** |
|---|---|---|
| Lisa Anne Baumgardner<br>629 River Ridge Court<br>Nashville, TN 37221 | Same | Map 141-15-OB<br>Parcel 031.00-CO |

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, JOHN THOMAS BAUMGARDNER, now a single person, by these presents do hereby quitclaim and convey unto LISA ANNE BAUMGARDNER, now a single person, to her heirs, successors, and assigns, all my right, title, and interest in and to the following described tract of land:

Being Lot No. 299 on the Plan of Rolling River Estates, Phase II, of record in Book 5200, Page 7, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John Thomas Baumgardner and wife Lisa Anne Baumgardner by Warranty Deed from Equity Enhancement Corp. and W.H. Hockridge, President, a State of Delaware corporation, as of record in Book 10140, Page 394, Register's Office for Davidson County, Tennessee. The said John Thomas Baumgardner and Lisa Anne Baumgardner being granted a divorce by the Fourth Circuit Court on the 26th day of January, 2005, in Davidson County, Tennessee, Docket No. 03D-2196, and this conveyance is a further division of the marital estate pursuant to the Order of the Fourth Circuit Court.

This is improved property known as 629 River Ridge Court, Nashville, Davidson County, Tennessee 37221.

The said John Thomas Baumgardner and John T. Baumgardner is one and the same person.

The said Lisa Anne Baumgardner and Lisa A. Baumgardner is one and the same person.

Witness my hand on this the 2-18-05 day of February, 2005.

JOHN THOMAS BAUMGARDNER

STATE OF TENNESSEE ]
COUNTY OF DAVIDSON ]

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

Witness my hand and official seal at Nashville, Davidson County, Tennessee, on this the 18th day of February, 2005.

NOTARY PUBLIC

My commission expires: 01/24/08

LINDA A. DeBAUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.