40-A

THIS INSTRUMENT PREPARED BY:
Gibson, Gregory & Gwyn, PLLC
Suite 1900, 201 Fourth Avenue, North
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 08/29/05 15:28 2 pgs
Fees:12.00 Taxes:0.00

20050829-0103440

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Donald Joseph Boatright 1619 Otter Creek Road Nashville, TN 37215	SunTrust Mortgage, Inc. P.O. Box 305110 Nashville, TN 37230-5110	Map 145-00 Parcel 72

KNOW ALL MEN BY THESE PRESENTS that Benita L. Lynch, for and in consideration of the sum of TEN AND NO/100THS ($10.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in full satisfaction of the terms and conditions contained within the Marital Dissolution Agreement under Docket No. 04D-796, Fourth Circuit Court for Davidson County, Tennessee at Nashville, does hereby convey, remise, release and forever quitclaim to Donald Joseph Boatright, all of her right, title and interest in a certain tract of land in Davidson County, Tennessee, described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, in the City of Forest Hills and being Tract I on the Plan of Section Two, Waterswood Heights, as of record in Plat Book 4060, page 132, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Otter Creek Road, a the northwest corner of the property conveyed to Glenn w. McMillian and wife, by deed in Book 4170, page 937; thence with the margin of said Road, S 53 deg. 43' W 150 feet to a point; thence S 5 deg. 06' E 72.17 feet to a point; thence S 28 deg. 08' W 39.08 feet to a point; thence S 6 deg. 26' W 129.43 feet to a point; thence N 88 deg. 44' E 257.55 feet to a point, being McMillian's southwest corner; thence along his westerly line, N 19 deg. 05' W 336.55 feet to a point, being the point of beginning.

Being the same property conveyed to Donald Joseph Boatright by deed from R. Dan Webb and wife, Kelli Webb, dated May 19, 1989, of record in Book 7846, page 466, said Register's Office.

This is improved property known as 1619 Otter Creek Road, Nashville, TN 37215.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 24th day of August, 2005.

Benita L. Lynch

BENITA L. LYNCH

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Benita L. Lynch, the bargainor, with whom I am personally acquainted (or 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 and official seal this 24th day of August, 2005.

Notary Public

My Commission Expires: 9-20-08

KAMIE L. HEFNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

Affiant

Sworn to and subscribed before me this 24th day of August, 2005.

Notary Public

My Commission Expires: 9-20-08

KAMIE L. HEFNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY