This Instrument Prepared by:
ROSE PALERMO
43 Music Square West
P. O. Box 121857
Nashville, TN 37212

Davidson County DEEDQC
Recvd: 06/08/06 12:58 3 pgs
Fees:17.00 Taxes:0.00
20060608-0068194

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

AFFIANT

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me

this 2nd day of June, 2006.

NOTARY PUBLIC

My Commission Expires: 12-25-06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.**
Larry Dunn Fitzgerald 1908 Wedgewood Avenue Nashville, TN 37212	SAME	Map No. 104-08 Parcel No. 136

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Chancery Court for Williamson County, Tennessee, I, Elizabeth Lee Fitzgerald, by these presents do hereby quitclaim and convey unto Larry Dunn Fitzgerald/The Hartley Family Trust, to his heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being shown as Parcel 136 on the Revised Plan of Blakemore Associates, as of record in Book 8250, page 20, Register's Office for said County, described as follows:

BEGINNING at an iron pin at the intersection of the westerly right of way of 19th Avenue South with the northerly right of way of Blakemore Avenue; THENCE, north 84 degrees 03 minutes 28 seconds West, 40.00 feet to an iron pin;

THENCE north 05 degrees 51 minutes 38 seconds East, 32.00 feet to an iron pin,

THENCE North 84 degrees 05 minutes 22 seconds West, 20.00 feet to an iron pin,

THENCE North 05 degrees 54 minutes 38 seconds East, 107.96 feet to an concrete monument, in the southerly margin of a 15 foot wide alley;

THENCE South 84 degrees 05 minutes 22 seconds east, 63.68 feet to an iron pin,

THENCE South 07 degrees 23 minutes 17 seconds West, 140.03 feet to the point of beginning, containing 0.18 acres, more or less.

BEING the same property conveyed to Larry D. Fitzgerald/The Hartley Family Trust by deed of record in Book 10404, page 826, of the Register's Office for Davidson County, Tennessee. The said Larry D. Fitzgerald and Elizabeth Lee Fitzgerald, having since been divorced by Final Decree of Divorce on the 20th day of April, 2006, in the Chancery Court for Williamson County, Tennessee, Docket No. 31284, and this conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement, conveying whatever marital interest Elizabeth Lee Fitzgerald may have in the aforementioned property to Larry Fitzgerald/The Hartley Family Trust, with all rights, hereditament, and appurtenances thereunto appertaining.

THIS is improved property known as 1900 Wedgewood Avenue, Nashville, Tennessee 37212.

THE said Larry Fitzgerald, Larry D. Fitzgerald and Larry Dunn Fitzgerald is one and the same person.

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

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

Witness my hand this 16 day of May, 2006.

Elizabeth Lee Fitzgerald

ELIZABETH LEE FITZGERALD

STATE OF TENNESSEE

COUNTY OF Williamson

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

Witness my hand and official seal at Franklin, TN, this 16 day of May, 2006.

JANE J. MELROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC: Jane J Melrose

My Commission Expires: ~~My Commission Expires~~ June 20, 2009