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

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: 11-25-06

Davidson County DEEDQC
Recvd: 06/08/06 12:58 3 pgs
Fees:17.00 Taxes:0.00
20060608-0068195

QUITCLAIM DEED

ADDRESS OF NEW OWNER:

Larry Dunn Fitzgerald
1908 Wedgewood Avenue
Nashville, TN 37212

SEND TAX BILLS TO:

SAME

MAP & PARCEL NO.

Map No. 104-8
Parcel No. 416

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, 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, as follows:

BEING Lot No. 3 on the Plan of Revision One of the Phase I & II Subdivision Plat of the Blakemore Associates Planned Unit Development, of record in Book 8250, page 198, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to Mark Hartley and Larry D. Fitzgerald, as tenants in common, of record in Book 9340, Page 552, 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 Dunn Fitzgerald, with all rights, hereditament, and appurtenances thereunto appertaining.

THIS is improved property known as 1908 Blakemore Avenue, Nashville, Tennessee 37212.

THE said 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.

NOTARY PUBLIC: Jane J. Melrose

My Commission Expires: My Commission Expires June 20, 2009

JANE J. MELROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY