Davidson County DEEDQC
Recvd: 11/09/06 15:33 3 pgs
Fees:17.00 Taxes:0.00
20061109-0139711

QUITCLAIM DEED

FROM: Ginny U. Staggs

TO: Bradly J. Staggs

This Instrument Was Prepared By:
MARLENE ESKIND MOSES
Suite 500
One Church Street Building
Nashville, Tennessee 37201

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel No.:**
504 Hillwood Boulevard Nashville, Tennessee 37205	Bank of America 2059 Northlake Pkwy. Tucker, Georgia 30084	103-09-72

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in that certain case styled GINNY LYNN JACKS STAGGS V. BRADLY JON STAGGS, Case No. 05D-1271 of Davidson County, Tennessee and that there was no other consideration given for the transfer.

GRANTEE, Bradly Jon Staggs

Sworn to and subscribed before me, this 9th day of November, 2006.

M. Grace Dunavant Davis
NOTARY PUBLIC

My Commission Expires: Commission Expires November 24, 2007

M. GRACE DUNAVANT-DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

This transaction is exempt from tax pursuant to *T.C.A.* § 67-4-409(E), and in accordance with the terms and conditions of the Marital Dissolution Agreement in that certain case in the Eighth Circuit Court for Davidson County, Tennessee, Ginny Lynn Staggs has bargained and sold, and by these presents does transfer, quitclaim and convey unto the said Bradly Jon Staggs his heirs, successors, and assigns, all of her right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 84 on the Plan of Hillwood Estates, Section 6, of record in Book 2133, page 96, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Bradly J. Staggs and wife, Ginny U. Staggs by deed from Shari Kay Hunter and Doris H. Hunter, both unmarried, of record as Instrument # 20011005-0108775, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO any and all restrictions, easements, setback lines, conditions, plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

Said property having a physical address of: 504 Hillwood Boulevard, Nashville, Tennessee 37205.

Witness my hand this 9th day of Nov., 2006.

Ginny U. Staggs

GRANTOR, Ginny U. Staggs

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Ginny U. Staggs, personally appeared before me, a Notary Public of said County and State, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of November, 2006.

NOTARY PUBLIC

M. GRACE DUNAWAY-DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires:

Commission Expires November 24, 2007

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MARLENE ESKIND MOSES, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION OR SETTLEMENT.