THIS INSTRUMENT PREPARED BY:

Robyn Lynne Ryan
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1808 West End Avenue
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Davidson County DEEDQC
Recvd: 12/29/06 14:38 2 pgs
Fees:12.00 Taxes:0.00
20061229-0160957

ADDRESS NEW OWNER:
Shawn Kenneth Hancock
1411 Fatherland Street
Nashville, TN 37206

MORTGAGE:

SEND TAX BILLS:
Shawn Kenneth Hancock
1411 Fatherland Street
Nashville, TN 37206

MAP-PARCEL:

Map: 083-13
Parcel: 294.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Divorce and the sum of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, in consideration of the parties' divorce, and for other good and valuable consideration, the receipt of all of which is expressly acknowledged, I, Helena Pigrum, hereinafter called the Grantor, have bargained and sold and do hereby quitclaim and convey unto Shawn Kenneth Hancock, hereinafter called the Grantee, his heirs, successors and assigns, my right, title and interest in and to the following described tract or parcel of land located at 1411 Fatherland Street Nashville, TN 37206, in Davidson County, Tennessee, to wit:

> Land in Davison County, Tennessee, being Lot No. 89, Block I in the Division of the Home Place of Eliza M. Lindsley, Deceased, as of record in Plan Book 2, Page 92, Records of Chancery Court for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.
>
> Being part of the same property conveyed o B.I.G. Development, Inc. by Warranty Deed from Nathan Wall and wife, Patricia Wall, of record in Instrument No. 20011017-0113263, Register's Office for Davidson County, Tennessee.
> Current Source of Title - #20030905-0130140
> This conveyance is subject to taxes for the year 2003 which have been prorated and assumed by the Grantee(s) any and all matters appearing on the Plan of record in Book 2, page 92; Easements of record in

Instrument No. 20020308-0029391; Drainage and Sewer of record in Book 4010, Page 697; and any and all easements, right of ways, setback lines, restrictions, zoning regulations, all of record in the Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, I have hereunto set my hand this the 18th day of December, 2006.

Helena Pigrum
HELENA PIGRUM

STATE OF Victoria. Australia.)
COUNTY OF _____)

JUSTICE OF THE PEACE

Personally appeared before me, the undersigned ~~Notary Public~~ in and for said County and State, the within named HELENA PIGRUM, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes therein contained, this the 18 day of DECEMBER, 2006, at GLEN WAVERLEY VICTORIA AUSTRALIA

JUSTICE OF THE PEACE
~~NOTARY PUBLIC~~

JUSTICE OF THE PEACE FOR VICTORIA
REG. No. 10306
JOHN FRANCIS HEEPS
38 SANDGATE AVE, GLEN WAVERLEY, 3150

My commission expires: AT DEATH.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT

Subscribed and sworn to before me this the 28th day of December, 2006.

NOTARY PUBLIC

My commission expires: 3.22.8

LEATHELIA FERNANDEZ
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN