PREPARED BY
TROY CAIN TITLE
NASHVILLE, TN

BILL GARRETT, Davidson County
Trans:T20090041149 DEEDQC
Recvd: 06/19/09 13:04 3 pgs
Fees:17.00 Taxes:0.00
20090619-0057407

STATE OF TENNESSEE
COUNTY OF _____

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

_____
Affiant

Subscribed and sworn to before me, this ____ day of June 2009.

_____
Notary Public
My commission expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Information
Chad Anthony Rogers 516 CEDAR FOREST CT NASHVILLE, TN 37221	Same	128-03-A-15

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gretchyn Kay Boshart**, hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Chad Anthony Rogers**, Grantee(s), her heirs and assigns, the trust's entire right, title, and interest in and to the real property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT No. 15, ON THE PLAN OF FIRST REVISION CEDAR FOREST, A PLANNED UNIT DEVELOPMENT (P.U.D.), ALL OF RECORD IN PLAT BOOK 6900, PAGE 383, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MOR COMPLETE DESCRIPTION THEREOF.

BEING THAT PARCEL OF LAND CONVEYED TO JOHN W. NICHOLS AND WIFE, GRETCHYN BOSHART FROM NATIONAL RESIDENTIAL NOMINEE SERVICES, INC. BY THAT DEED DATED MARCH 4, 2004 AND RECORDED MARCH 26, 2004 IN INSTRUMENT # 20040326-0034148 OF DAVIDSON COUNTY, TN PUBLIC REGISTRY.

BEING THAT PARCEL OF LAND CONVEYED TO GRETCHYN BOSHART FROM JOHN W. NICHOLS BY THAT FINAL DECREE OF DIVORCE DATED AND FILE FEBRUARY 24, 2009 AND RECORDED MAY 13, 2009, IN INSTRUMENT # 20090513-0043909 OF DAVIDSON COUNTY, TN REGISTER'S OFFICE.

This property is improved property known as: 516 Cedar Forest Court, Nashville, TN 37221.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
G. Boshart
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS
THE 19 DAY OF JUNE 20 09
Deputy Register

WITNESS my hand this 19th day of June 2009

Gretchen Kay Boshart

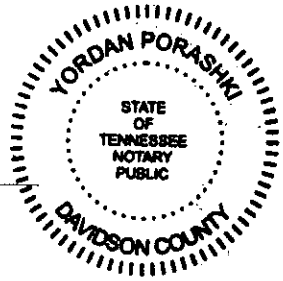
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Gretchen Kay Boshart, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of June 2009.

Notary Public

My commission expires: 3-4-2014



This is an agreement between Chad Anthony Rogers and Gretchyn Kay Boshart dated this 5th day of JANUARY, 2008. Chad Rogers will take over all financial responsibilities for Gretchyn Boshart and her two children, Aja and Mara Nichols until May 1st of 2009. This includes and is not limited to the mortgage payment at 516 Cedar Forest Ct., Nashville, TN 37221. He will continue to allow all parties to remain living in the upstairs portion the home and Chad Rogers will utilize the bottom level of the home to run his business. He will also sleep in the guest bedroom downstairs and have access to the kitchen and laundry facilities when he is not away for work. He will be afforded all rights that a tenant would have under Tennessee State Law. If Chad Rogers, makes all house payments on time and lives up to his end of the contract until May 1, 2009 and Gretchyn Boshart receives any portion of the property located at 516 Cedar Forest, Nashville, TN in her divorce from John William Nichols, then the following will apply:

1. Gretchyn Boshart will quit claim deed whatever portion of the above named property she receives, to Chad Rogers on or before June 1, 2009 unless another date is negotiated and a new contract signed.

2. Gretchyn Boshart, Aja Nichols and Mara Nichols will be allowed to continue to live in the home as tenants until 01/01/2010 for zero consideration.

3. Gretchyn Boshart, Aja Nichols and Mara Nichols have the right to move out at any time prior to that without notice.

C A Rogers
Signature Chad Rogers

CHAD ROGERS
Printed Name

1-5-08
Date

G. Boshart
Signature Gretchyn Boshart

GRETCHYN BOSHART
Printed Name

1/5/2008
Date

I fully understand that by agreeing to these conditions, I am giving up all of my equity in my property, located at 516 Cedar Forest Court, Nashville, TN and I agree to give up all rights to any future equity. I understand that I am still responsible for paying the mortgage held with Bank of America for the life of the loan, or until Mr. Rogers can obtain financing on his own, regardless of this contract.

JORDAN WORASHKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

6-19-09

Signature Gretchyn Boshart

Date

Exp. 3-7-2011