BILL GARRETT, Davidson County
Trans:T20100015644 DEEDQC
Recvd: 03/17/10 13:43 3 pgs
Fees:17.00 Taxes:0.00
20100317-0020076

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY:
Roxann K. Baquie
Attorney At Law (Licensed in Tennessee)
6020 Sea Bluff Drive, Unit 412
Paya Vista, CA 90094

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Roxann K. Baquie	Roxann K. Baquie	Map 172
6020 Sea Bluff Drive Suite 412 Playa Vista, CA 90094	6020 Sea Bluff Drive Suite 412 Playa Vista, CA 90094	Group 01-0-A Parcel 045.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

PHILIP R. BAQUIE, an unmarried individual

HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM UNTO

ROXANN K. BAQUIE, an unmarried individual

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE, AND INTEREST IN A CERTAIN PARCEL OR TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 45, on the Plan of Copperfield, Revised, of record in Plat Book 6900, Pages 555-559, Register's Office for Davidson County, TN to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Philip R. Baquie and wife Roxann K. Baquie by deed from Gerald P. Cochrane and wife, Betty Cochrane of record in instrument 20070323-0035213, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 6779, Page 296; Book 6783, Page 973; Book 7071 Page 482; and Book 7208, Page 889, said Register's Office.

This conveyance is made subject to: All matters appearing on the Plan of record in Plat Book 6900, Pages 555-559, said Register's Office.

This conveyance is subject to any and all recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

( ) Unimproved
This (X) Improved property is known as: 69 Nickleby Down, Brentwood, TN 37027.

Witness my hand this 18th **day of** Feb., **2010**.

Philip R Baquie

Philip R. Baquie

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, PHILIP R. BAQUIE, the within named bargainor, 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 and official seal at Brentwood, TN, this the 18 day of Feb., 2010.

STATE OF TENNESSEE NOTARY PUBLIC
PATTI M. MOOK
COUNTY OF WILLIAMSON
My Comm. Exp. 11-20-2010

Patti M Mook

Notary Public

My Commission Expires: 11-20-2010

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STATE OF ~~TENNESSEE~~ Nevada)
COUNTY OF CLARK)

I hereby swear or affirm that the actual consideration for this transfer is $0.00 and is connection with a division of property in the parties' divorce case.

Affiant

Sworn to and subscribed before me this 12th day of MARCH, 2010.

NOTARY PUBLIC
My Commission Expires: 6/27/2011

CHRISTOPHER R. GROBL
Notary Public-State of Nevada
APPT. NO. 07-3836-1
My App. Expires June 27, 2011

Record and Return To:
ROXANN K. BAQUIE
6020 Sea Bluff Drive
Suite 412
Playa Vista, CA 90094