THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN, PLC
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20100016013 DEEDQC
Recvd: 03/18/10 14:54 2 pgs
Fees:12.00 Taxes:0.00
20100318-0020519

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Victoria Willis Ragan 7975 Old Springfield Pike Goodlettsville, TN 37072	Same	Map 012 Group 000 Parcel 166.00

FOR AND IN CONSIDERATION of Zero Dollars ($0.00), cash in hand paid, the receipt of which is hereby acknowledged, William H. Ragan, Jr. by these presents does hereby quitclaim and convey unto VICTORIA WILLIS RAGAN, and her successors and assigns, all her right, title and interest in and to the following described tract of land:

All that certain parcel of land situated in the County of Davidson and State of Tennessee, being known and designated as Lot Number 3 on the Plan of Bakers Fork Estates of record in Plat Boot 6900, Page 761, R.O.D.C., Tennessee, being more particularly described by metes and bounds at Deed Book 9526, Page 411, Recorded 11/22/1994 in Davidson County Records.

Being the same property as conveyed from William Houston Ragan Jr. to William Houston Ragan Jr. and Victoria W. Ragan, husband and wife, as described in Deed Book 9526 Page 411, Dated 11/18/1994, Recorded 11/22/1994 in Davidson County Records.

This conveyance is subject to taxes for the year 2010, and sequent years, easements and restrictive covenants of record.

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 *Victoria Willis Ragan v. William H. Ragan, Jr.*, Civil Action No. 09D-2127, 8th Circuit Court for Davidson County, Tennessee, and that there was no

other consideration given for the transfer.

AFFIANT

Sworn to and subscribed before me, this the 12th day of ~~January~~ February, 2010.

Notary Public

My Commission Expires: 5/2/11

TAMMY M. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

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

Witness my hand this 12 day of February 2010, the bargaining party, having caused my name to be signed hereto on said day and date.

WILLIAM H. RAGAN, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Teresa Harper, a Notary Public in and for said County and State, Tennessee, the within named bargainor, 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 Goodlettsville, Tennessee this the 12 day of February, 2010.

NOTARY PUBLIC AT LARGE

My Commission Expires: 9-25-2013

TERESA HARPER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.