PICK-UP

THIS INSTRUMENT PREPARED BY:
MARTHA CHILD, ATTORNEY AT LAW
392 Harding Places, Suite 215, Nashville, TN. 37211
(615) 834-4300

QUITCLAIM DEED

New Owner:	**Send Tax Bills:**	**Map & Parcel Nos.**
Mark Andrew Boggs 1901 Rosebank Avenue Nashville TN 37216	Franklin American Mortgage Co. 501 Corporate Centre Dr.,#400 Franklin, TN 37067	MAP 73-13 PARCEL 163

For and in Consideration of A Final Decree of Divorce, in the Circuit Court for Davidson County, Tennessee, Miho Boggs, by these presents do hereby quitclaim and convey unto Mark Andrew Boggs, his successors and assigns, all my right, title, and interest in and to the following described tract of land, situated, lying and being in Davidson County, Tennessee, and is more particularly described as follows, to wit:

Being Lot No. 13 on the Plan of Henderson Gardens, Section 1, of record in Plat Book 2900, Page 75, Register's Office for Davidson Count;y, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Mark Andrew Boggs and wife, Miho Boggs from Elizabeth Raines of record in Instrument No. 20010727-0080030, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Henderson Gardens, Section 1, as of record in Book 2900, Page 175, Register's Office for Davidson County, Tennessee, and further subject to restrictive covenants of record in in Book 3031, Page 604, said Register's Office.

Said conveyance is subject to any and all indebtedness thereon.

This conveyance is being made in consideration of a Final Decree of Divorce of the parties in the Circuit Davidson County, Tennessee, Docket Number _____.

This is improved property known as 4841 Cascade Drive, Old Hickory, TN 37138.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Mark A. Boggs
Affiant

Subscribed and sworn to before me this the 15th day of April, 2010.

My Commission Expires: 9-25-10

Elaine P. Griggs
Notary Public

ELAINE P. GRIGGS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

BILL GARRETT, Davidson County
Trans:T20100041539 DEEDQC
Recvd: 07/07/10 10:50 2 pgs
Fees:12.00 Taxes:0.00
20100707-0053125

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

Witness my hand this the 1 day of April, 2010.

Miho Boggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Miho Boggs, the within name bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of April, 2010.

My Commission Expires:

9-25-10

Notary Public

ELAINE P. GRIGGS
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2010

quitcD1A/ibmpts