PREPARED BY:
TERESA WEBB OGLESBY, ATTORNEY
Suite 2400, L&C Tower
401 Church Street
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20100075815 DEEDQC
Recvd: 12/02/10 08:57 3 pgs
Fees:17.00 Taxes:0.00
20101202-0095742

FROM: ALBERT L. BACCUS

TO: MATTIE B. BACCUS
4462 Clarksville Highway
Nashville, Tennessee 37218

Send Tax Statements To:
Same as new owner

Map and Parcel No.
58-00-0-175

New Owner:
Mattie B. Baccus
4462 Clarksville Highway
Nashville, Tennessee 37218

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to a Marital Dissolution Agreement and Final Decree of Divorce entered into by and between the parties in the Eighth Circuit Court of Davidson County, Tennessee, in the cause of Mattie Rasheena Brown-Baccus v. Albert Lee Baccus, Docket Number 09D-1709, I, **Albert L. Baccus,** hereby transfer and by these presents do remise, release and quitclaim unto, **Mattie B. Baccus**, her heirs and assigns, all of my right, title and interest in and to the following described land in Davidson County, Tennessee, to wit:

> Being Tract "B" being part of Tracts 11 & 12 in the Subdivision of the Count R. Boyd Property, not of record as shown on the survey made by Hickerson Miller Engineers, Surveyors, April 29, 1959.

Beginning at an iron pin in the easterly margin of Clarksville Highway at the common front corners of Tracts B and C formerly the common front corners of Tracts 12 and 13 on the survey made by Hickerson Miller, Engineers, Surveyors, April 29, 1959; thence South 52 degrees 30' East 252 feet, more or less, to a point; thence North 87 degrees 10' East 252 feet, more or less, to a point; thence North 52 degrees 30' West 450 feet, more or less, to a point in a curve which has a radius of 8639.4 feet; thence along said curve southwestwardly 100 feet to a concrete monument; thence northwestwardly 10 feet to a concrete monument; thence with the easterly margin of Clarksville Highway 75 feet to the point of beginning.

Being the same property conveyed to Albert L. Baccus and wife, Mattie B. Baccus, by Warranty Deed from Janice W. Hoover, of record in Instrument No. 20051028-0130326, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4462 Clarksville Highway, Nashville, TN 37218.

WITNESS my hand this, the 4 day of October, 2010.

ALBERT L. BACCUS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above County and State, the within named **Albert L. Baccus,** the bargainor, with whom I am personally acquainted (or who identified himself to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this the 4th day of October, 2010.

NOTARY PUBLIC

My Commission Expires: 3/3/2014

This conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409 (a)(3)(E).