This instrument prepared by:

Brian O. Bowban, Attorney
4741 Trousdale Drive #118
Nashville, TN 37220

New owner's address:	Send tax bills to:	Map-parcel numbers:
ONDREJ SVARC	Same	061-08-0
1206 Haysboro Avenue		020.00
Nashville, TN 37216		

QUITCLAIM DEED

FOR AND CONSIDERATION of a Marital Dissolution Agreement, and a Final Decree of Divorce (and no monetary consideration) heretofore entered in the Circuit Court for Davidson County, Tennessee, in Case No. 11D1118, and for the express purpose of creating a fee simple absolute title in my former Husband, ONDREJ SVARC, JR., hereinafter called "GRANTEE"), I, LAURA K. MCCARTHY , GRANTOR by these presents do hereby quitclaim, transfer, convey unto my former Husband, ONDREJ SVARC, JR., the following described tract or parcel of land in Nashville, Davidson County, Tennessee, to wit:

> Being Lot No. 4 on the Plan of McGaughey Heights, Section One, as of record in Book 1835, page 33, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 4 fronts 103 feet on the southerly side of Haysboro Avenue and runs back 200 feet on the easterly line and 198 feet on the westerly line, to a dead line, measuring 107 feet thereon.
>
> Being the same property conveyed to ONDREJ SVARC, and wife, LAURA K. MCCARTHY by Warranty Deed from The Juanita Revocable Family Trust, as of record instrument number 20090120-0004576, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1206 Haysboro Avenue, Nashville, TN 37216.

This legal description is the same as the previous deed of record.

AND NOW, THEREFORE, I, the said LAURA K. MCCARTHY , Grantor for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim, transfer, and convey unto Grantee, ONDREJ SVARC, JR., his heirs and assigns, IN FEE SIMPLE ABSOLUTE all my right, title and interest, with the appurtenances, estate, title thereto belonging in the said property hereinabove described and set forth, to which reference is heremade and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

BILL GARRETT, Davidson County
Trans:T20110043428 DEEDQC
Recvd: 07/19/11 10:49 2 pgs
Fees:12.00 Taxes:0.00
20110719-0055100

Witness my hand this 15th day of July, 2011.

Laura K. McCarthy
LAURA K. MCCARTHY

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

ACKNOWLEDGMENT

STATE OF TENNESSEE]
COUNTY OF ~~DAVIDSON~~ Wilson]

Personally appeared before me, William Christopher Gray, a Notary Public in and for said County and State, LAURA K. MCCARTHY , the within named bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), whom acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lebanon, Tennessee, this 15th day of July, 2011.

William Christopher Gray My commission expires: Oct 2, 2013
Notary Public

WILLIAM CHRISTOPHER GRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE]
COUNTY OF ~~DAVIDSON~~ Wilson]

This transfer is in implementation of a property settlement agreement between divorcing parties.

Laura K. McCarthy
LAURA K. MCCARTHY

Subscribed and sworn to before me this 15th day of July, 2011.

William Christopher Gray My commission expires: Oct 2, 2013
Notary Public

WILLIAM CHRISTOPHER GRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY