Instrument prepared by:
TED F. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219
Telephone: 615/244-7707

PICK-UP

BILL GARRETT, Davidson County
Trans:T20110047448 DEEDQC
Recvd: 08/03/11 14:29 2 pgs
Fees:12.00 Taxes:0.00
20110803-0059806

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
KEVAN JAMES BAUGH 3601 Southern Way Antioch, TN 37013	Franklin American Mortgage Co. 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067	150-08-0 012.00

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KNOW ALL MEN BY THESE PRESENTS:

That AMANDA BAUGH, (being one and the same as AMANDA SPRAGUE BAUGH), for the express purpose of making a reconveyance due to a divorce action filed in the Circuit Court for Davidson County, Tennessee, between AMANDA SPRAGUE BAUGH, Plaintiff, and KEVAN JAMES BAUGH, Defendant, does hereby demise, release and forever quitclaim unto the said KEVAN JAMES BAUGH, his heirs, successors and assigns, all of her title, interest and estate, legal and equitable, in and to a tract or parcel of land in Davidson County, Tennessee, being described as follows, to wit:

Land In Davidson County, Tennessee, being all of Lot No. 333, on the plan of Section Seven-A The Country, of record in Plat book 6250, Page 308, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to KEVAN JAMES BAUGH AND WIFE, by warranty deed from Curtis F. Seals and wife, Debbie Seals, of record in Instrument 20090826-0080403, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

The said KEVAN JAMES BAUGH hereby assumes, agrees to pay and agrees to hold AMANDA SPRAGUE BAUGH harmless from one original Deed of Trust Note in favor of Franklin American Mortgage Company, said note bearing an original principal sum of $127,085.00, as evidenced by a Deed of Trust of record in Instrument 20090826-0080404, Register's Office, Davison County, Tennessee.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEED OF RECORD.

This is improved property known as 3601 Southern Way, Antioch, Tennessee 37013.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of July, 2011.

Amanda Baugh
AMANDA BAUGH

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named AMANDA BAUGH, the Bargainor, with whom I am personally acquainted, and who acknowledged to me that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 12th day of July, 2011.

ELIZABETH D. PRITCHETT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Elizabeth D. Pritchett
NOTARY PUBLIC

My Commission Expires May 8, 2012
My Commission expires: _____.

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STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration on this transfer is $0.

KEVAN JAMES BAUGH
Affiant

Sworn to and subscribed before me this 12th day of July, 2011.

ELIZABETH D. PRITCHETT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Elizabeth D. Pritchett
NOTARY PUBLIC

My Commission Expires: My Commission Expires May 8, 2012

This instrument prepared from information provided by the parties.