This Instrument Prepared By:
Cynthia J. Bohn
Attorney at Law
545 Mainstream Drive, Suite 320
Nashville, Tennessee 37228

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSACTION IS $0.00.

Affiant

Sworn to and subscribed this the 5th day of January, 2011.

Notary Public

My commission expires: 8/23/2011

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires AUG. 23, 2011

Address New Owner:	Send Tax Bills to:	Map & Parcel Number
Michael J. McClellan 248 Hillsboro Place Nashville, Tennessee 37215	Michael J. McClellan 248 Hillsboro Place Nashville, Tennessee 37215	143020CO5100CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Peggy Elaine Newman, for and in consideration of the Final Decree of Divorce between the parties, does hereby bargain, sell, release, remise, quit claim, and convey unto Michael J. McClellan all her right, title and interest in and to the following described real estate, to-wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Harpeth Knoll of record in Book 5200, page 764, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Raymond R. Baruzzini, a single person by deed from Valentin Dehdashti of record in Book 9664, Page 15, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 10698, page 21, said Register's Office, a tenancy by the entirety was created in Raymond R. Baruzzini and wife, Deborah Nunn, in which deed the property was erroneously referred to as Lot 41.

R. Richard Baruzzini was erroneously referred to as Raymond R. Baruzinni in the previous deeds.

Being the same property conveyed to Michael J. McClellan and spouse, Peggy Elaine Newman by Warranty Deed from R. Richard Baruzzini and spouse, Deborah Nunn of record in Instrument No. 20060815-0100543 said Register's Office.

BILL GARRETT, Davidson County
Trans:T20110060323 DEEDQC
Recvd: 09/28/11 13:42 2 pgs
Fees:12.00 Taxes:0.00
20110928-0075182

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 31 day of January, 2011.

Peggy Elaine Newman

Peggy Elaine Newman

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Peggy Elaine Newman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person within named and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 31 day of Jan-, 20____.

NOTARY PUBLIC

My Commission Expires: 9-8-13

