This transfer is exempt from the Tennessee real estate recording tax pursuant to Chapter 721, Public Acts 1994, amending T.C.A. § 67.4-409(a)(3).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Martha Wagner
Affiant

Subscribed and sworn to before me this 4th day of January, 1996.

Notary Public

My Commission expires: Nov. 27, 1999

This instrument was prepared by:
Patricia Kryder Ganier, P.C.
102 Woodmont Boulevard, Suite 200
Nashville, Tennessee 37205

Address New Owner as Follows:
The Martha Wagner
Revocable Living Trust
2929 Selena Drive, J-136
Nashville, Tennessee 37211

Send Tax Bills to:
The Martha Wagner
Revocable Living Trust
2929 Selena Drive, J-136
Nashville, Tennessee 37211

GMAC
Mortgage
PO Box 780
Waterloo, IA 50704-0780

Map-Parcel Numbers:
119-14A-136

QUITCLAIM DEED

BOOK 9911 PG 18

KNOW ALL MEN BY THESE PRESENTS that Martha Wagner, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto THE MARTHA WAGNER REVOCABLE LIVING TRUST, its heirs, successors and assigns, her entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

8.00

Being Unit No. 136 on the Site Plan of Kingswood Condominiums, of record in Book 5200, Page 520, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit, as set forth in Exhibit "C" of the Master Deed, as amended, establishing Kingswood Condominiums, of record in Book 6058, Page 320, said Register's Office.

Being the same property conveyed to Martha Wagner, unmarried, by deed from Home Service Corporation dated June 21, 1983, recorded in Book 6087, Page 676, Register's Office for Davidson County, Tennessee.

This is improved property known as 2929 Selena Drive, J-136, Nashville, Tennessee 37211.

MAIL ENV.

96 JAN -8 AM 8:42

FELIX Z. BELSCHE REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0138561

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

BOOK 9911 PG 19

WITNESS my hand this 4 day of January, 1996.

Martha Wagner
MARTHA WAGNER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Witness my hand, at Nashville, Tennessee, this 4th day of January, 1996.

M. Kathy Quimbee
Notary Public, State of Tennessee

My Commission expires: Nov. 27 1999