After Recording Return to:

Douglas A. Walker, Esquire
Baker, Donelson, Bearman & Caldwell
Suite 1700, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Prepared by:

Douglas A. Walker, Esq.
Baker, Donelson, Bearman & Caldwell
Suite 1700, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address of New Owner:

Theodore F. & Carolyn P. Ritzer
14 Northumberland
Nashville, TN 37215

Send Tax Bills to:

(same)

Map-Parcel No.

Map 130-12-A
Parcel No. 21

96 JAN 29 PM 3:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

01145079
IDENTIF. & REFERENCE

THE STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is None.

Theodore F. Ritzer
Affiant

Subscribed and sworn to before me, this the 26th day of January, 1996.

(Official Seal)

Notary Public

My Commission Expires: Sept. 18, 1999

QUITCLAIM DEED

This deed made by THEODORE F. RITZER AND CAROLYN P. RITZER, husband and wife, whose address is 14 Northumberland, Nashville, Tennessee 37215 ("Grantor") to THEODORE F. RITZER AND CAROLYN P. RITZER, as tenants in common, whose address is 14 Northumberland, Nashville, Tennessee 37215 ("Grantee").

Grantor, for no consideration paid, does release and quitclaim to Grantee the following described property in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 21 on the PLAN OF NORTHUMBERLAND, of record in Book 6250, Pages 128 and 129, Register's Office for Davidson County, Tennessee, and as amended by Surveyor's Certificate of Correction or record in Book 6386, Page 194, Register's Office for Davidson County, Tennessee.

The above description is the same as contained in the prior deed of record.

The property has a street address of 14 Northumberland, Nashville, Tennessee 37215.

Being the same property conveyed to Theodore F. Ritzer and Carolyn P. Ritzer, husband and wife, by Special Warranty Deed from Nationsbank of Tennessee, of recorded in Book 8603, Page 503, Register's Office for Davidson County, Tennessee.

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

Dated this 26 day of January, 1996.

Theodore F. Ritzer
THEODORE F. RITZER

Carolyn P. Ritzer
CAROLYN P. RITZER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared THEODORE F. RITZER and CAROLYN P. RITZER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to the within named bargainor, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in Nashville, Tennessee, this 26th day of January, 1996.

(Official Seal)

Notary Public

My Commission Expires: Sept. 18, 1999

2349 01/29 0101 03CHECK 8.00