This transfer is exempt from the Tennessee real estate recording tax pursuant to T.C.A. § 67-4-409(a)(3).

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 28th day of July, 1998.

Notary Public

My Commission expires: May 28, 2000

This instrument was prepared by:
John A. Beam, III, Esquire
2000 First Union Tower
150 Fourth Avenue North
Nashville, TN 37219-2425

Mail

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
TRUKTAX, LLC 2803 Foster Avenue Suite 203 Nashville, Tennessee 37210	Same	104-8/PO346

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Philip H. Tritschler and Frances Kerr Tritschler, Trustees of THE PHILIP H. TRITSCHLER, SR. AND FRANCES KERR TRITSCHLER REVOCABLE LIVING TRUST, 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, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto the TRUKTAX, LLC, its successors and assigns, their entire right title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being the northerly part of the westerly half of Lot No. 53, on the Map of O. B. Hayes Plan of Large Lots of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee.

ACCORDING to a copy of a survey made October 14, 1950, by Hal R. Swann, Jr., Surveyor, said part of said lot fronts 98 feet on the easterly side of Belmont Boulevard, or 16th Avenue South, and runs back between parallel lines 147 feet to an alley.

BEING the same property conveyed to Philip H. Tritschler, Sr. and wife, Frances Kerr Tritschler, by deed from Pat Davis and wife, Christine Davis of record in Book 5075, Page 301, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to THE PHILIP H. TRITSCHLER, SR. AND FRANCES KERR TRITSCHLER REVOCABLE LIVING TRUST from Philip H. Tritschler, Sr. and Frances Kerr Tritschler, by Quitclaim Deed dated July 13, 1995, of

record in Deed Book 9734, Page 260, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1600 16th Avenue South, Nashville, Tennessee.

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

WITNESS my hand this 28th day of July, 1998.

Philip H. Tritschler, Sr.
Philip H. Tritschler, Sr., Trustee

Frances Kerr Tritschler
Frances Kerr Tritschler, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

7318 09/04 0101 03CHECK 10.00

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Philip H. Tritschler, Sr. and Frances Kerr Tritschler, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 28th day of July, 1998.

Notary Public

My Commission expires: May 28, 2000

LISHA C. PRESTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

98 SEP -4 PM 12:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0484648