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BOOK 11108 PAGE 553

This Instrument Prepared By:
Mark A. Ellmore
Suite C, 388 Harding Place
Nashville, Tennessee 37211

QUITCLAIM DEED

For and in consideration of Ten Dollars and 00/100 ($10.00), cash in hand paid, and other good and valuable consideration the receipt of which is hereby acknowledged, We, Richard E. Ashby and wife, Alicia M. Ashby, with the express purpose of making a conveyance to create a fee simple, by these presents do hereby quitclaim and convey to Mark A. Ellmore, Jr., Trustee, all of our right, title and interest in and to the following described tract of land to wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Harbour Town, Section II, of record in Plat Book 4675, pages 146 and 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard E. Ashby and wife, Alicia M. Ashby by deed from Thomas E. Drumright and wife, Barbara A. Drumright of record in Book 9373, page 680, Register's Office for Davidson County, Tennessee.

This instrument was prepared from information furnished by the parties.

This is improved property known as 2925 Starboard Drive, Nashville, TN 37217.

And now, I, the said Mark A. Ellmore, Jr., Trustee for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all my right, title and interest I hold as Trustee as follows to Richard E. Ashby and wife, Alicia M. Ashby as joint tenants in common with rights of survivorship.

WITNESS my hand and seal on this 8 day of August, 1998.

Richard E. Ashby

Alicia M. Ashby

Mark A. Ellmore, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard E. Ashby and wife, Alicia M. Ashby, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this the 8th day of August, 1998.

1-20-99
My commission expires:

Notary Public

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
98 SEP 11 PM 12:19

IDENTIF. & REFERENCE
04867.15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark A. Ellmore, Jr., Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of August, 1998.

3/23/2002
My commission expires:

Lynda Kay Jones
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

I do hereby certify that the actual, true, and correct consideration or value, whichever is greater, for this transfer is $-0-, which is paid for the property herein conveyed.

Patricia Bryson
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Bryson _____, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of August, 1998.

1-20-99
My commission expires:

Notary Public

ADDRESS OF NEW OWNERS:
Richard E. Ashby
2925 Starboard Drive
Nashville, Tennessee 37217

SEND TAX BILLS TO:
NationsBanc Mortgage Corp.
P.O. Box 35140
Louisville, KY 40232

MAP/PARCEL
136-14-117

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