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This instrument was prepared by Suzan E. Roth, Esq. of Scoggins & Goodman, P.C., 2800 Marquis One Tower, 245 Peachtree Center Avenue, N.E., Atlanta, Georgia 30303-1227.

MAP PAR
104-15-102

QUIT CLAIM DEED

BOOK 11583 PAGE 977

FIRST REPUBLIC MORTGAGE
CORPORATION
3212 WEST END AVE., SUITE 500
NASHVILLE, TN 37203

NAME & ADDRESS OF PROPERTY OWNER:
John A. Roth, Jr. and Andrea M. Ritter
2619 Sunset Place
Nashville, Tennessee 37212

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:
~~John A. Roth, Jr. and Andrea M. Ritter~~
~~2619 Sunset Place~~
~~Nashville, Tennessee 37212~~

ADDRESS OF PROPERTY:
2619 Sunset Place
Nashville, Tennessee 37212

GRANTEE: JOHN A. ROTH, Jr.

KNOWN BY ALL MEN THESE PRESENTS, that ANDREA M. RITTER, for and in consideration of Ten and 00/100 Dollars ($10.00) does hereby remise and release, quit claim and convey a one half undivided interest with rights of survivorship unto Grantee the following described real estate in Nashville, Davidson County, Tennessee, having Map Parcel No. 104-15-102 to wit:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 18 and the easterly 27 feet of Lot No. 17 on the Plan of Sunset Park, as of record in Book 332, page 132, Register's Office for said County.

Witness my hand and seal as of this 16 day of July, 1999.

Andrea M. Ritter
ANDREA M. RITTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, I. DYKE TARPLEY, a Notary Public in and for said County and State, Andrea M. Ritter, the within named bargainor, which whom I am presently acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, on this the 16th day of July, 1999.

Notary Public
My Commission Expires: 5/6/2001

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Pursuant to Tennessee Code Annotated Section 67.4.409(a)(6)(A), the undersigned being the Grantee, the Grantee's agent or a trustee acting for the Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $10.00.

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Sworn and subscribed to before me as of the 16 day of July, 1999

Notary Public
My Commission Expires: 5/26/2001