Box 36

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985
File # 16931SP

Davidson County DEEDQC
Recvd: 07/31/01 16:29 2pgs
Fees:12.00 Taxes:0.00
20010731-0081212

QUITCLAIM DEED

Name and Address of New Owner:
CLAUDIA L. SCOTT and KEVIN S. WELCH
2710 Fairfax Avenue
Nashville, TN 37212

Send Tax Bills To:
SUNTRUST MORTGAGE INC.
P. O. BOX 57028
IRVINE, CA 92619-7028

Street Address of Subject Property:	**Map-Parcel No:**
2710 Fairfax Avenue **Nashville, TN 37212**	**Map 104-1** **Parcel 88.00**

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **CLAUDIA L. SCOTT ("Grantor(s)")**, by these presents, quitclaim, grant and convey unto **CLAUDIA L. SCOTT, Unmarried and KEVIN S. WELCH, Unmarried, (Grantee(s)")**, their successors and/or assigns, all interest in and to the following tract(s) of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Tract No. 4 on the unrecorded Plan of John U. wilson's Subdivision of the west part of Lot No. 1 of the L.A. Bauman Property, which Bauman Property, as to streets and alleys, is shown on the Plan of Stokes and Marshall's Subdivision of record in Book 332, page 105, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Jones Avenue 120.0 feet east of Natchez Trace, formerly 28th Avenue, South; thence northerly 168.0 feet, more or less, to an alley; thence with the margin of the same, easterly 43 feet 6 inches to the northwest corner of the property owned by Marie Gilbreath Thefft; thence with Marie Gilbreath Thefft's westerly line, southerly 168.0 feet, more or less, to the northerly margin of Jones Avenue; thence with the margin of the same, westerly 50.0 feet to the point of beginning.

Being the same property conveyed to Claudia L. Scott, unmarried, by Deed from Margaret A. Doody, unmarried, of record as Instrument No. 200001120004258 in the Register's Office for Davidson County, Tennessee.

Also being the same property conveyed Claudia L. Scott, unmarried to Claudia L. Scott, unmarried and Kevin S. Welch, unmarried, by Quit Claim Deed dated, July 25, 2001 of record as Instrument No. _____ in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2001 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and

2. All matters pertaining to streets and alleys as shown on Plat of record in Book 332, page 105, in the Register's Office for Davidson County, Tennessee.

3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

This property is also known as improved property located at 2710 Fairfax Avenue, Nashville, TN 37212.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officer(s)) on this the 25th day of July, 2001.

CLAUDIA L. SCOTT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25TH day of July, 2001, before me personally appeared CLAUDIA L. SCOTT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Notary Public

My Commission Expires:_____

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 25th day of July, 2001.

Notary Public

My Commission Expires:_____

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE