THIS INSTRUMENT PREPARED BY:
American Title Company, Inc.
125 Glancy Street
Goodlettsville, TN 37072

Davidson County DEEDQC
Recvd: 09/20/01 09:11 3pgs
Fees:17.00 Taxes:0.00
20010920-0101751

QUITCLAIM DEED

Address New Owner:
1306 Edgehill Drive
Nashville, TN 37212

Send Tax Bills To
Southstar Funding
400 Northridge
Ste. 255
Atlanta, GA 30350

Map and Parcel
MAP 105-1
PARCEL 213

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between Teresa Marie Buntin, hereinafter referred to as the "GRANTOR", Teresa Marie Buntin and Clifford Buntin, both unmarried, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, Teresa Marie Buntin, unmarried, have this day quitclaimed unto Teresa Marie Buntin and Clifford Buntin, both unmarried, as joint tenants with right of survivorship, all our right, title and interest in and to certain real property located in Davidson County, TN being more particularly described as follow, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 55 on the Plan of the Boyd Ament Tract, as of record in Book 21, Page 83, Register's Office for said County.

SAID Lot No. 55 fronts 50 feet on the southerly side of Edgehill Avenue and extends back between parallel lines 168 feet to an alley.

Being the same property conveyed to Elenora L. S. Buntin and daughter Teresa Marie Buntin as tenants in common with the right of survivorship by deed from Rolando S. Aquino and wife, Nerza B. Aquino, dated March 24, 1977, recorded March 29, 1977, Book 5129, Page 42, Register's Office for Davidson County, Tennessee. The said Elenora L. S. Buntin having since died on November 15, 1999.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises

IN Witness Whereof, the Undersigned has hereunto set their hands on this the 17th of day of July, 2001.

Teresa Marie Buntin
Teresa Marie Buntin

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, Teresa Marie Hamlin, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that she executed the within instrument for the purposes contained therein.

Witness my hand and official this 17th day of July, 2001.

My Commission Expires:
9-29-2001

George Baker, Jr.
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of this transfer is $-0-

Clifford D. Bumtc
AFFIANT

Subscribed and sworn to before me this 17th day of July, 2001.

My Commission Expires:
9-29-2001

George Baker, Jr.
Notary Public

AFFIDAVIT

This affidavit is made this 17th day of September, 2001 by American Title Company, Inc., whose address is 125 Glancy St., Goodlettsville, TN 37072,

WHEREAS, American Title Company, Inc. has requested the attached Quitclaim Deed be filed for record;

WHEREAS, this document is the best available original;

WHEREAS, the Quitclaim Deed is by and between Teresa Marie Buntin, unmarried ("Grantor") to Teresa Marie Buntin and Clifford Buntin, both unmarried ("Grantees"), executed on July 17, 2001 and acknowledged by George Baker, Jr., Notary Public, conveying the following property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Boyd Ament Tract, as of record in Book 21, Page 83, Register's Office for said county.

Said Lot No. 55 fronts 50 feet on the southerly side of Edgehill Avenue and extends back between parallel lines 168 feet to an alley.

Being the same property conveyed to Teresa Marie Buntin and Clifford Buntin, both unmarried, by Quitclaim Deed dated July 17, 2001 from Teresa Marie Buntin, unmarried, recorded September 20, 2001, 2001, in Instrument No. 20010920-0101751, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Elenora L.S. Buntin and daughter Teresa Marie Buntin as tenants in common with the right of survivorship by deed from Rolando S. Aquino and wife, Nerza B. Aquino, of record in Book 5129, Page 42, Register's Office for Davidson County, Tennessee. The said Elenora L.S. Buntin having since died on November 15, 1999.

NOW THEREFORE, this affidavit is made for the purpose of placing the Quitclaim Deed of record in Davidson County, Tennesssee.

American Title Company, Inc.

By: _____

Tracy A. Hobby, Branch Manager

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Tracy A. Hobby, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be Branch Manager of American Title Company, Inc., a corporation, and that she, as such Branch Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Branch Manager.

_____

Notary Public

Commission Expiration:

8/04/03

My Commission Expires

SUMNER COUNTY, TENN. NOTARY PUBLIC AT LARGE DOLORES E. MUELLER