This Instrument Prepared By:

BROKERS ESCROW SERVICES, INC.

211 Donelson Pike, Suite 2, P. O. Box 140255

Nashville, Tennessee 37214

(615) 885-0223

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ADDRESS NEW OWNER:
C. TODD ELKINS
130 Spring Valley Rd.
Nashville, Tennessee 37214

Davidson County DEEDQC
Recvd: 10/17/01 12:41 3pgs
Fees:22.00 Taxes:0.00

20011017-0113112

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Realty Mortgage Corporation DBA Realnet Financial
2595 N. Dallas Parkway, Ste 404
Frisco, TX 75034

MAP **095-04-0**
GROUP
PARCEL **200.00**

QUITCLAIM DEED

For and in consideration of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create fee simple absolute ownership in **C. Todd Elkins and wife, Kimberly A. Elkins**, as tenants by the entirety, We, **C. Todd Elkins and wife, Kimberly A. Elkins and Alfred R. Elkins,** by these presents do hereby quit claim, grant and convey unto **David J. Waynick**, Trustee, his successors and assigns, all of our right, title and interest in the following described tract of land in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 40 on the Map of Blue Fields, of record in Book 843, Page 34, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the West Margin of Spring Valley Road, 75 feet South of the corner of Lots No. 40 and 39 being the corner of the property conveyed to Walter Lathrop and wife, by deed of record in Book 1198, Page 143, Register's Office; thence with Lathrop's South line Westerly 259.2 feet to a point which is 75 feet South of the line between the said Lots 40 and 39; thence southerly 81.7 feet to a point; thence Easterly 256 feet more or less to the West Margin of Spring Valley Road; thence with the margin of the same, Northerly 90 feet to the beginning.

Being the same property conveyed to **C. Todd Elkins and wife, Kimberly A. Elkins and Alfred R. Elkins** by deed from **Linda Michele Maynord** dated November 21, 1995, of record in Book 9914, Page 19, Register's Office for Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson

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

C. Todd Elkins
Affiant

Subscribed and sworn to before me this 10th day of October, 2001.

LINDA HELSLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Notary Public

My commission expires:

My Commission Expires June 28, 2004

And now, I, the said **David J. Waynick**, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quit claim and convey unto **C. Todd Elkins and wife, Kimberly A. Elkins**, tenants by the entirety, all of my interest in the same property hereinabove described and set forth, to which reference is here made, and the interest in said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS hand this the 10th day of October, 2001.

C. Todd Elkins
C. Todd Elkins

Kimberly A. Elkins
Kimberly A. Elkins

Alfred R. Elkins
Alfred R. Elkins

Phyllis J. Elkins
Phyllis J. Elkins

David J. Waynick, Trustee

STATE OF OHIO)
COUNTY OF Columbiana)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Alfred R. Elkins and wife, Phyllis J. Elkins**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal this 17th day of October, 2001.

Wendie Shasteen
NOTARY PUBLIC

WENDIE ROCHELLE SHASTEEN, Notary Public
STATE OF OHIO
My Commission Expires June 9, 2005

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **C. Todd Elkins, Kimberly A. Elkins**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of October, 2001.

TINA HELSLEY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

Tina Helsley
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

My Commission Expires June 28, 2004

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named **David J. Waynick**, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15th day of October, 2001.

TINA HELSLEY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.

Tina Helsley
NOTARY PUBLIC

My Commission Expires June 28, 2004