Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #02-1027

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, the undersigned **Robert C. Groff**, hereinafter called the **Grantor,** by these presents, does hereby quitclaim unto my spouse, **Penny Dale Groff,** hereinafter called the **Grantee,** all of the Grantor's rights, and interest in and to the following described property in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the Davidson County, Tennessee, Being Lot No. 1 of Block"G" on the map of Country Club Estates, as of record in Book 843, page 95, RODC.

Being the same property conveyed to Steven L. Porter and Angela Hester-Porter by deed of record in Book 10845, Page 637, RODC. further conveyed to grantor by deed 20020208.0017402.

It is the express intent of the Grantor hereof to release and convey to Grantee any present or future interest the Grantor may have in the described property as a result of Grantor being the spouse of Grantee. This is to include any and all current or future marital rights or interests provided by the laws of the State of Tennessee, or the State of the current residence or domicile of the Grantor and/or Grantee.

The property conveyed herein is subject to matters shown on the recorded plan, property taxes for the current year, and to applicable easements and restrictions of record.

Davidson County DEEDQC
Recvd: 02/08/02 11:09 2pgs
Fees:12.00 Taxes:0.00
20020208-0017403

This is improved property, known as: 2210 McGavock Pike, Nashville, TN 37216

WITNESS THE EXECUTION HEREOF this 28 day of January, 2002

X _____
Robert C. Groff

State of California)
County of Los Angeles)

On this the 1/28 day of 2002, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Robert C. Groff,** the bargainor(s), to me known (~~or proved to me on the basis of satisfactory evidence~~) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/7/2005

SUSAN I. CONTRERAS
Commission # 1289799
Notary Public - California
Los Angeles County
My Comm. Expires Jan 7, 2005

State of California)
County of Los Angeles

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$0.00.**

X
Robert C. Groff

Sworn and subscribed before me on this the 28th day of January, 2002

Notary Public

My Commission Expires: 1/7/2005

SUSAN I. CONTRERAS
Commission # 1289799
Notary Public - California
Los Angeles County
My Comm. Expires Jan 7, 2005

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**	**TAX MAP-PARCEL #:**
Penny Dale Groff	**SAME**	**62-13-63**