QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:
Ann B. Talley
2800 Vaulx Lane
Nashville, TN 37204

Davidson County DEEDQC
Recvd: 04/25/02 11:43 3pgs
Fees:17.00 Taxes:0.00
20020425-0051077

SEND TAX BILLS TO: (New Owner)
Ann B. Talley
2800 Vaulx Lane
Nashville, TN 37204
R1383507

MAP PARCEL NUMBERS: 118-020-09700
Maximum principal indebtedness for Tennessee recording tax purpose is : $0 – JUST REMOVING DTR.

THIS INDENTURE, made and entered into this 24 day of January, 2002, by and between **LINDA E. TALLEY, an unmarried woman**, party of the first part, and

ANN B. TALLEY, an unmarried woman, party of the second part,

WITNESSETH: That for and in consideration of One Dollar ($1.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and ** confirm unto the said party of the second part the following described real estate, situated and being in County of Davidson, State of Tennessee:
and quitclaim all her right title and interest.
LEGAL DESCRIPTION:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
BEING LOT NO.33 ON THE MAP OF THE FIRST SUBDIVISION OF THE W.T. BERRY ESTATE, SECTION NO.2, AS OF RECORD IN BOOK 1130 PAGE 8, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NO.33 FRONTS 61.8 FEET ON THE EASTERLY SIDE OF KIRKWOOD AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, 207.7 FEET ON THE NORTHERLY LINE AND 205.4 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 51.6 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED FROM ANN B. TALLEY TO ANN B. TALLEY AND LINDA E. TALLEY, DATED AUGUST 28, 2001 AND RECORDED ON AUGUST 28, 2001 IN DOC # 20010828-0093440.

DEED NOTE: PRIOR INTEREST FROM 7/28/1967.

TAX ID #: 118-020-09700

RE: ANN B. TALLEY AND LINDA E. TALLEY.

[redacted]

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Linda E Talley
LINDA E. TALLEY

* *

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Linda E. Talley, to me known to be the person/persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 24th day of January, 2002.

My commission expires 4-20-05

Notary Public

JAN 24 '02 12:20 FR GAC-PGH CLOSINGS 800 936 3434 TO 16152307199 P.02

I/we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, One Dollar ($1.00) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant, **LINDA E. TALLEY**

Subscribed and sworn to before me this 24th day of January, 2002

Notary Public

PROPERTY ADDRESS: 2800 VAULX LANE, NASHVILLE, TN 37204

WHEN RECORDED MAIL TO:
GENERAL AMERICAN CORP.
707 GRANT ST. STE 300
PITTSBURGH PA 15219
ATTENTION: MORTGAGE DEPT.

JAN 24 '02 12:21 FR GAC-PGH CLOSINGS 800 936 3434 TO 16152307199 P.03