Davidson County DEEDQC
Recvd: 10/01/02 08:59 2pgs
Fees:12.00 Taxes:0.00

20021001-0118868

BOX 14A
MAP 091-16
PARCEL 063.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ -0- .

Therese Cathcart Byrne

Affiant

Subscribed and sworn to before me this the 27 day of September, 2002.

BOB D. NASH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11-30-02

Notary Public

My Commission Expires NOV. 30, 2002

File No.: 14335-1

THIS INSTRUMENT PREPARED BY: JOHN T. COOK, P.C.
2927 Berry Hill Drive, Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
David P. Byrne & Therese M. Byrne	FRANKLIN AMERICAN MORTGAGE
(Name)	(Name)
4500 Elkins Avenue	501 Corporate Centre Drive, Suite 400
(Street Address)	(Street Address)
Nashville, TN 37209	Franklin, TN 37067
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID P. BYRNE AND THERESE M. CATHCART**, hereinafter called the "**Grantor**", does hereby quitclaim all of their right, title and interest to **DAVID P. BYRNE AND WIFE, THERESE M. BYRNE**, hereinafter called the "**Grantee**", his heirs and assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 401 on the easterly 10 feet of Lot No. 403 of Block No. 18 on the Plan of Charlotte Park Company's First Addition, of record in Book 57, Page 103, Register's Office for said County.

SAID Lot No. 401 and part of Lot No. 403 front 70.0 feet on the northerly margin of Elkins Avenue, formerly 2nd Avenue and extends back between parallel lines with the westerly margin of 45th Avenue North, formerly 4th Street, 150 feet to an alley.

BEING the same property conveyed to David P. Byrne, unmarried and Therese M. Cathcart, unmarried, by Warranty Deed from Samuel Trent Rosenbloom and wife, Ellie Weiss Rosenbloom, of record in Instrument No. 20010820-0089775, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; encumbrances as may affect the premises; and taxes for the current year which have been assumed by the Grantee herein.

This is improved property, known as 4500 Elkins Avenue, Nashville, Tennessee 37209.

THIS INSTRUMENT WAS PREPARED SOLELY FROM INFORMATION PROVIDED BY THE PARTIES TO THE TRANSACTION.

IN WITNESS WHEREOF, the Grantor has caused his name to be affixed hereto this the 27 day of September, 2002.

David P Byrne
DAVID P. BYRNE

Therese M. Cathcart Byrne
THERESE M. CATHCART BYRNE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **DAVID P. BYRNE AND WFIE, THERESE M. CATHCART BYRNE**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of September, 2002.

My Commission Expires: 11-30-02

Notary Public

BOB D. NASH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 30, 200