THIS INSTRUMENT PREPARED BY:
Mudter Morgan & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

Return to:

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 20057

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

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

Affiant

Subscribed and sworn to before me, this 26th day of FEBRUARY, 2003.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Davidson County DEEDQC
Recvd: 03/06/03 14:01 2pgs
Fees:12.00 Taxes:0.00

20030306-0029874

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ms. Elizabeth Runyon-Hass 713 Westview Avenue Nashville, TN 37205	SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-7028	MAP 130-07 PAR 141

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ARTHUR RUNYON-HASS ("Grantor"), does hereby quitclaim, transfer and convey unto ELIZABETH RUNYON-HASS ("Grantee"), its successors, heirs and assigns, all his right title and interest in the real property in the County of Davidson, State of Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property known as 713 Westview Avenue, Nashville, Tennessee 37205.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of FEBRUARY, 2003.

ARTHUR RUNYON-HASS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named ARTHUR RUNYON-HASS, the bargainor, 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 at office, this 26th day of FEBRUARY, 2003.

My Commission Expires:

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Parcel "B" of the Maclin P. Davis Resubdivision of Part of the Royal Oaks Land Co.'s Subdivision of the Baker Tract as of record in Plat Book 4860, page 20, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Arthur Runyon-Hass and wife, Elizabeth Runyon-Hass by deed from George E. Mudter, Jr., Trustee, of record as Instrument No. 20030306 0029871, said Register's Office.

EXHIBIT "A"

P.A. Receipt: Free Printing Print Time: 3/10/03 11:31:52 AM Instr. No: 200303060029874 P.A. Customer: t