This instrument prepared by:
SHERRARD & ROE, PLC (BHS)
424 Church Street, Suite 2000
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 03/20/03 14:04 3pgs
Fees:17.00 Taxes:0.00
20030320-0037019

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Nos.
Donald Seitz Maureen Seitz 113 Lynwood Blvd. Nashville, TN 37205	New Owner	116-7-35

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned, Donald Seitz and spouse, Maureen Seitz, (hereinafter collectively referred to as the "Grantor"), do hereby quitclaim, transfer and convey all of their right, title and interest as tenants by the entireties in and to the following described property to Donald Seitz and Maureen Seitz, as equal tenants in common without right of survivorship (the "Grantees"), said property being a certain tract or parcel of land in the County of Davidson, State of Tennessee more particularly described as follows:

LAND in the City of Belle Meade, Davidson County, Tennessee, being Lot No. 5 on the Plan of Pendleton and Blair's Subdivision of Lynwood Park, as of record in Book 421, page 45, Register's Office for said County, and part of an abandoned court lying immediately west of said lot, (said court being abandoned by agreement of record in Book 806, page 76, said Register's Office), described together as follows:

BEGINNING on the westerly margin of Lynwood Boulevard at the corner of lots Nos. 4 and 5; thence with the line between said lots, westwardly 285 ½ feet to the center of a 30-foot court; now abandoned; thence with the center of said abandoned court southwardly 200 feet to the corner of lots Nos. 5 and 6; thence with the line between said lots, eastwardly 339 feet to the westerly margin of Lynwood Boulevard; thence northwardly 155 feet to the beginning of a curve in said boulevard; thence with said curve in a northwesterly direction 139 ½ feet to the center of lots Nos. 4 and 5, the point of beginning.

INCLUDED in the above described tract but specifically excluded from this transfer is the following tract:

LAND in the City of Belle Meade, Davidson County, Tennessee, being the southerly part of Lot No. 5 on the Plan of Pendleton and Blair's Subdivision of Lynwood Park, as of record in Book 421, page 45, Register's Office for said County, and part of an abandoned court lying immediately west of said lot (said court being abandoned by agreement of record in Book 806, page 76, said Register's Office); described together as follows:

Beginning on the westerly margin of Lynwood Boulevard at the corner of Lots Nos. 5 and 6; thence with the line between said two lots, south 81 ½ degree west 339 feet to the center of a 30 foot court now abandoned; thence with the center of said abandoned court northwardly 97 feet; thence north 74 degrees 30' east 375.5 feet, more or less to the westerly margin of Lynwood Boulevard; thence with said Boulevard, southwardly 138.78 feet, more or less to the beginning.

Being the same property conveyed to Donald Seitz and spouse, Maureen Seitz, by warranty deed dated April 14, 2000 from Jerry W. Johns and spouse, Virginia B. Johns, of record as Instrument No. 20000417-0038519, Register's Office for Davidson County, Tennessee.

This is improved property known as 113 Lynwood Boulevard, Nashville, Tennessee, 37205

The purpose of this conveyance is to vest title to the property being transferred by this deed one-half (1/2) in the name of Donald Seitz and one-half (1/2) in the name of Maureen Seitz as equal tenants in common without right of survivorship

IN TESTIMONY WHEREOF, the Grantors have executed this deed on the 18 day of March, 2003.

Donald Seitz

Maureen Seitz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Donald Seitz and Maureen Seitz, the within named 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 instrument for the purposes therein contained.

WITNESS my hand and seal this 18 day of March, 2003.

Notary Public

My Commission Expires September 25, 2004

My Commission Expires:_____

DEBORAH L. LEMKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $0.

Affiant

Sworn to and subscribed before me this 18 day of March, 2003.

Notary Public

My Commission Expires: My Commission Expires September 25, 2004

DEBORAH L. LEMKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN