THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20281**	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 28th day of MARCH, 2003. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

QUITCLAIM DEED

Address New Owner: Ms. Robin J. Keyser 1012 Noelton Avenue Nashville, TN 37204	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 104-05 PAR 400 FB 26W 02065

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, JOHN E. KEYSER, III ("Grantor"), does hereby quitclaim, transfer and convey unto ROBIN J. KEYSER ("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 1012 Noelton Avenue, Nashville, Tennessee 37204.

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 28th day of MARCH, 2003.

JOHN E. KEYSER, III

Davidson County DEEDQC
Recvd: 03/31/03 15:01 2pgs
Fees:12.00 Taxes:0.00
20030331-0042128

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 JOHN E. KEYSER, III, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of MARCH, 2003.

My Commission Expires: _____ Notary Public

WILLIAM T. CHAPMAN IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires SEPT. 30, 2006

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 15 on the Plan of Noelton, not of record, described according to a survey made by W. B. Southgate, Surveyor, on May 25, 1923, as follows:

Beginning on the northerly margin of Noelton Lane, 669 feet east of the northeast intersection of said Lane and Granny White Pike; thence with the northerly margin of Noelton Lane, south 84 degrees 30 minutes east, 100 feet to a point, the southwest corner of the property conveyed to H. H. McAlister, Jr., by deed from Oscar F. Noel, et al, Trustees, of record in Book 611, page 785, Register's Office for said County; thence with his west line, north 2 3/4 degrees east, 200 feet; thence north 86 1/2 degrees west, 100 feet; thence south 2 degrees 45 minutes west, 200 feet to the point of beginning.

Being the same property conveyed to John E. Keyser, III and wife, Robin J. Keyser by deed from Robert E. Oglesby and wife, Vicki B. Oglesby of record as Instrument No. 20030331004212 6, said Register's Office.