PREPARED BY: STEPHEN F. PELUSO
King & Ballow
1100 Union Street Plaza
315 Union Street
Nashville, TN 37201
(615) 259-3456

Davidson County DEEDQC
Recvd: 04/30/03 09:26 3pgs
Fees:22.00 Taxes:0.00

20030430-0057592

QUITCLAIM DEED

Address New Owner As Follows:

William F. Milburn
3706 Richland Avenue
Nashville, TN 37205

Send Tax Bills To:

Owner

Mortgagee:

None

Map & Parcel No.:

104-9-63

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), and for the express purpose of making a re-conveyance to William F. Milburn, for his sole and separate use, free from any and all marital rights Julia Jane Walker now has in the hereinafter described property, William F. Milburn and wife, Julia Jane Walker, hereby quitclaim and convey unto Stephen F. Peluso, Trustee, his successors and assigns, the following described tracts or parcels of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 161 of Block 8 and Division "A" on the Plan of Richland Realty Company, of record in Book 161, page 151, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the northerly margin of Richland Avenue at a point 200 feet westerly from the northwest corner of Richland Avenue and Craighead Street; thence running westerly from the northern margin of Richland Avenue 50 feet to a point; thence northerly and parallel with Craighead Street 192-1/2 feet to an alley 15 feet wide; thence easterly with alley 50 feet to a point; thence southerly and parallel to Craighead Street 192-1/2 feet to the beginning.

Being the same property conveyed to William F. Milburn and wife, Jane Walker Milburn, a/k/a Julia Jane Walker, by deed from Steve Sirls, unmarried, of record in Book 9704, Page 63, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3706 Richland Avenue, Nashville, Tennessee 37205.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, Stephen F. Peluso, Trustee, for the express purpose of carrying out the intent of this conveyance, as set out above, do hereby quitclaim and convey unto William F. Milburn, his heirs and assigns, for his sole and separate use, free from any and all of Julia Jane Walker's marital rights, the same property herein above described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

Witness our hands this 13th day of July, 2000.

William F. Milburn

Julia Jane Walker

Stephen F. Peluso, Trustee

State of Tennessee)
County of Davidson)

Before me, Kathryn E. Zeager, a Notary Public in and for the State and County aforesaid, personally appeared the within named William F. Milburn and wife, Julia Jane Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 13 day of July, 2000.

NOTARY PUBLIC
My Commission Expires: My Commission Expires NOV. 29, 2003

State of Tennessee)
County of Davidson)

Before me, Kathryn E. Zeager a Notary Public in and for the State and County aforesaid, personally appeared the within named Stephen F. Peluso, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 13 day of July, 2000.

NOTARY PUBLIC
My Commission Expires: My Commission Expires NOV. 29, 2003

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear and affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me this 13 day of July, 2000.

NOTARY PUBLIC
My Commission Expires: My Commission Expires NOV. 29, 2003