RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me this 7 day of July, 2003.

Notary Public

My Commission Expires:
3.21.05

Davidson County DEEDQC
Recvd: 07/22/03 13:31 2pgs
Fees:12.00 Taxes:0.00
20030722-0102537

This Instrument Prepared By:
Kevin D. Montgomery
HARDEMAN & MONTGOMERY
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

QUITCLAIM DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| Guy M. Zabka<br>264 Sunrise Avenue<br>Nashville, TN 37211 | Same | Map 119-14<br>Parcel 323<br>6DA30269 |

FOR GOOD AND VALID CONSIDERATION, receipt of which is hereby acknowledged, Theodore P. Krakowiak and wife, Laura H. Krakowiak ("Grantors"), do this day transfer, quitclaim and convey unto Guy M. Zabka and wife, Holly Zabka ("Grantees") all of their interest in the property described herein below, being land in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee, being Lot No. 21, on the map of Sunrise, as of record in Book 421, page 17, Register's Office for Davidson County, Tennessee, according to a plan of said property made by W. B. Southgate. Lot No. 21 fronts 50 feet on the northerly side of Sunrise Avenue and runs back between parallel lines 160 feet to an alley.
>
> Being the same property conveyed to Theodore P. Krakowiak and wife, Laura H. Krakowiak, by deed from Stephen P. Durham and wife, Lynn W. Durham, of record in Book 9501, page 129, Register's Office of Davidson County, Tennessee.

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

This is improved property known as 266 Sunrise Avenue, Nashville, TN 37211.

IN WITNESS WHEREOF I have hereunto set my hand on this the 7 day of JULY, 2003.

Theodore P. Krakowiak

Laura H. Krakowiak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, LAURIE WUNDERLIN, a Notary Public in and for said County and State, the within named, Theodore P. Krakowiak, 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 Franklin, Tennessee, this 7 day of July, 2003.

Laurie Wunderlin
Notary Public Williamson Co

My Commission Expires: 3.21.05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, LAURIE Wunderlin, a Notary Public in and for said County and State, the within named, Laura H. Krakowiak, 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 Frankl Tennessee, this 7 day of July, 2003.

Laurie Wunderlin
Notary Public Williamson Co

My Commission Expires: 3/21/05