OLD REPUBLIC

National Title Insurance Company
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE}
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$ -0-

Dre Maxwell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th
DAY OF August 2003

Cynthia R. Heller
NOTARY PUBLIC

My Commission expires: 9-24-2005

THIS INSTRUMENT PREPARED BY:		
T. Larry Edmondson, 800 Broadway, Nashville, TN 37203		
NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Steven Allen Westfield and	SAME	072-09-0379
(NAME) Mark Nisson Magnuson	(NAME)	
1004 Fairwin Ave. (ADDRESS)	(ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Quitclaim Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Mark N. Magnuson, unmarried

by these presents do remise, release and QUITCLAIM unto

Steven Allen Westfield, unmarried and Mark Nisson Magnuson, unmarried as joint tenants with right of survivorship

all of our right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 64 on the Map of the Eskridge Subdivision of part of the W.B. Franklin property, as of record in Book 547, page 52, Regsiter's Office for said County.

Said Lot No. 64 fronts 60 feet on the southerly side of Fairwin Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Mark N. Magnuson, unmarried by deed from Willis Calvin Lewis, unmarried of record in Book 7255, page 80, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX property, known as

1004 Fairwin Avenue (House Number) (Street) Nashville (City) Tennessee (State) 37216 (Zip)

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

Witness our hands this 7 day of AUGUST, 2003

MARK N. MAGNUSON

Davidson County DEEDQC
Recvd: 08/13/03 14:55 2pgs
Fees:12.00 Taxes:0.00

20030813-0116436

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mark N. Magnuson, unmarried, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 7th day of August, 2003.

My Commission expires: 9-24-05

Cynthia T. Neelly
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 _____ day of _____, _____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 _____ day of _____, _____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____
Notary Public