This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679

Davidson County DEEDQC
Recvd: 11/17/03 14:26 2pgs
Fees:13.00 Taxes:111.00
20031117-0167459

ADDRESS NEW OWNER:
John Viers, Trustee
427 Lynn Court
Nashville, Tennessee 37211

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 132-16
PARCEL 38

QUITCLAIM DEED

I, L.M. Austin, Trustee, hereby Quitclaim all of my interest unto John Viers, Trustee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 815, on the Plan of Plan of Caldwell Hall Subdivision, Section Thirteen, of record in Plat Book 3300, Pages 65 and 66, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to L. M. Austin, Trustee, by deed from FALCON INDUSTRIES, INC., a Delaware corporation of record in INST: 20020905-0107521, Register's Office for Davidson County, Tennessee.

This is improved property known as 427 Lynn Court, Nashville, TN 37211.

This is the same description as in previous deed of record.
This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.
This conveyance is subject to Deed of Trust payable to Franklin National Bank, of record in INST: 20011119-0126163, said Register's Office.

FOR THE EXPRESS PURPOSE of carrying out the intent of this conveyance, as above set out, I, L.M. Austin Trustee, do hereby Quitclaim and convey all of my interest unto the said John Viers, Trustee, his heirs and assigns, and I, L.M. Austin Trustee, covenant with the said Grantee that the same is conveyed subject to the limitations and restrictions as may effect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 10th day of November, 2003.

L M Austin Trustee

L.M. Austin Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named L.M. Austin Trustee, the bargainor, with whom I am personally acquainted ~~(or proved to me on the basis of satisfactory evidence)~~, and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 10th day of November, 2003.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 30,000.00.

AFFIANT

Subscribed and sworn to before me
this 10th day of November, 2003.

~~NOTARY PUBLIC~~ Deputy Register
My Commission Expires: