FROM: Mike Pedone

To: Billy Lunsford and Shelia Lunsford

Davidson County DEEDQC
Recvd: 12/15/03 11:08 1pgs
Fees:12.00 Taxes:0.00
20031215-0178900

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Billy Lunsford and Shelia Lunsford	Owner	061-11-0-054.00
2110 College View Dr.		
Murfreesboro TN 37130		

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
3354 Perimeter Hill Drive, Suite 140
Nashville, Tennessee 37211

Prepared from information furnished by the parties

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever greater, for this transaction is $ 0.00

affiant

Subscribed and sworn to before me this the 12th day of December, 2003

Beth Triplett
Notary Public
Commission Expires: 5/28/06

Mike Pedone, do hereby quitclaim to Billy Lunsford and Shelia Lunsford my Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee, being Tract Number 1 on a survey on the Northerly parts of Lots Number 18, 19, and 20 on the Map of Maplewood Manor Subdivision, as of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by Hal R. Swann, Jr. Surveyor, dated January 31, 1959, as follows: Beginning at a pint in the Westerly margin of Burrus Avenue (Woodfin Street) 150 feet Northerly from the margin of Maplewood Boulevard; thence Westerly 200.0 feet to an iron pin; thence Northerly 55.0 feet to the common corner of Tracts Number 1 and 2; thence Easterly with the line between Tracts 1 and 2, 200.0 feet to a point in the Westerly margin of Burrus Avenue (Woodfin Street); thence Southerly with the margin of said Avenue, 52.0 feet to an iron pin, the point of beginning.

Being the same property conveyed to Mike Pedone by deed of record in Instrument NO. 20031113-0166039, said Register's Office.

Unimproved ( )
This is improved property (X) known as

4001 A Burrus Street, Nashville, Tennessee, 37216
Witness our/my hand(s) this the 12th day of December, 2003.

Mike Pedone
Mike Pedone

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mike Pedone 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 Nashville, Tennessee this 12th day of December, 2003.

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

Beth Triplett
Notary Public
Commission Expires: 5/28/06