Davidson County DEEDQC
Recvd: 01/06/04 16:11 3pgs
Fees:17.00 Taxes:0.00
20040106-0002172

This instrument prepared by:
Lender's Title & Escrow, LLC
210 Crescent Centre Drive, Suite 250
Franklin, TN 37067

QUITCLAIM DEED

THIS DEED, made and entered into this 6th day of January, 2004, by and between:

Edward W. Linder and wife, Janice J. Linder, hereinafter known as the Party of the First Part, and; **The 1735 D. B. Todd Trust, with Edward W. Linder and/or Janice J. Linder (either of whom may act alone)**, hereinafter known as the Party of the Second Part. Edward W. Linder and Ed Linder are one and the same person.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Party of the First Part has this day quitclaimed, and does by these presents hereby quitclaim, transfer and convey unto the Party of the Second Part, his/her/their heirs and assigns, all his/her/their rights, title and interest in and to the hereinafter described real estate located in Davidson County, Tennessee, and described as follows:

Being the northerly part of the easterly part of Lot No. 261 and the southerly part of the easterly part of Lot No. 262 on the Plan of Subdivision of Lot No. 5 of the Bosley Lands allotted to J. M. Harding, as of record in Book 38, page 431, Register's Office for Davidson County, Tennessee, and being part of Lot Nos. 2 and 3 on the Plan of Cato's Subdivision of part of Lot Nos. 260-264 of J. M. Harding's Addition, as of record in Plat Book 547, page 17, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING on the westerly margin of Dr. D. B. Todd Boulevard, f/k/a 18th Avenue North, 13 feet south of the corner of Lot Nos. 261 and 262; thence with the margin of said Boulevard, northerly 38.6 feet, more or less, to a point which is 25 feet south of the corner of Lot Nos. 262 and 263; thence westerly 135 feet, more or less, to a point which is 22.4 feet south of the line between Lot Nos. 262 and 263; thence southerly 38.8 feet, more or less, to a point; thence easterly 140.7 feet, more or less, to the point of beginning.

Being the same property conveyed to Ed Linder and wife, Janice Linder by deed from Mid-State Brokerage & Development, Inc., Trustee of The 1735 D. B. Todd Trust, dated February 25, 2003 and filed for record at Instrument No. 20030226-0025778, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel #: 081-11-0-083.00

This is improved property known as: 1735 D. B. Todd Boulevard, Nashville, TN, 37208.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS the following signature(s) ~~on this~~ day and year first above written.

Edward W. Linder

Janice J. Linder

Individual Acknowledgment

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 bargainor(s), Edward W. Linder + Janice J. Linder, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 6th day of January, 2004.

Notary Public
My commission expires: January 29 2005

JENNI R. ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 29, 2005

Corporate Acknowledgment

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforementioned, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the _____ of _____, the within named bargainor, a corporation, and that as such _____, is duly authorized and executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation as _____.

Notary Public
My commission expires:

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS my hand and official seal this 6th day of January, 2004.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this 16th day of January, 2004.

Notary Public
My commission expires: January 29, 2005

JENNIE R. ANDERSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 29, 2005

NAME AND ADDRESS OF NEW PROPERTY OWNER:

The 1735 D. B. Todd Trust
c/o Mid State Brokerage, Inc.
101 Point East Drive
Nashville, TN 37216

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL ESTATE TAX IS SAME AS ABOVE. NO TITLE SEARCH NOR CLOSING WAS PERFORMED.