Davidson County DEEDQC
Recvd: 01/06/04 16:12 3pgs
Fees:17.00 Taxes:0.00
20040106-0002174

This instrument prepared by:
Lander's Title & Escrow, LLC
710 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 Twenty Ninth Avenue North 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.

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 Lot No. 51 on the Plan of L. C. Thuss' Subdivision, as of record in Plat Book 547, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edward W. Linder and Janice Linder by deed from Mid-State Brokerage, Inc., Trustee of The Twenty Ninth Avenue North Trust, dated October 25, 2002 and filed for record at Instrument No. 20021230-0161821, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel #: 092-06-0-331.00

This is improved property known as: 715 29th Avenue North, Nashville, TN 37209.

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 and 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.

Jenni R Anderson
Notary Public
My commission expires:
January 29, 2005

JENNY 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.

Janice J Linder
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this 6th day of January, 2004.

Jenni R Anderson
Notary Public
My commission expires:
January 29, 2005

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

NAME AND ADDRESS OF NEW PROPERTY OWNER:

The Twenty-Ninth Avenue North 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.