RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) FILE BOX "7"

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/25/06

Davidson County DEEDQC
Recvd: 01/14/04 08:31 2pgs
Fees:12.00 Taxes:0.00
20040114-0005588

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NO.
CHARLOTTE B. AVANT **1233 Greenfield Avenue** **Nashville, TN 37216**	**S A M E**	**MAP 72-3** **PARCEL 212**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, GEORGE R. AVANT, a married person**

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO **CHARLOTTE B. AVANT, an unmarried person**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the easterly one-half of Lot No. 110 on the Map of Inglewood Place, of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

SAID party of said Lot No. 110 fronts 57.4 feet on the northerly side of Greenfield Avenue and runs back between parallel lines, along the westerly margin of Oxford Street, 205 feet to a dead line.

BEING the same property conveyed to George R. Avant and Charlotte B. Avant, Joint Tenants with right of survivorship, by deed from Nadine C. Webb, unmarried, of record in Instrument Number 20001004-0098391, Register's Office for Davidson County, Tennessee.

Subject property has been investment property and has never been the residence of Grantor nor his spouse.

Unimproved ( )
This is improved (X) property known as **1233 Greenfield Avenue, Nashville, Tennessee 37216**

WITNESS my hand this 12th day of January, 2004.

George R. Avant

GEORGE R. AVANT

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 GEORGE R. AVANT, the bargainor, 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 the 12th day of January, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.