THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDQC
Recvd: 02/06/04 13:55 2pgs
Fees:17.00 Taxes:0.00

20040206-0014839

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0- .

Roger Elder
Affiant

Subscribed and sworn to before me this 28th day of January, 2004.

Notary Public

My Commission Expires 4/22/2004

ADDRESS NEW OWNER

Roger Elder
5478 Old Hickory Boulevard
Ashland City, TN 37015

SEND TAX BILLS TO

Countrywide Home Loans
2021 N. Gallatin Road #292
Madison, TN 37115

MAP & PARCEL NOS.

MAP 47
PARCEL 166

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN ($***10.00) DOLLARS, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an undivided one-half interest in each party Joint With Rights of Survivorship,

I, Roger Elder, unmarried, for the express purpose of creating an undivided one-half interest Joint with Rights of Survivorship in Roger Elder and Max Brock, by these presents do hereby quitclaim and convey unto Mitchell A. Watts, Trustee, his successors and assigns, all right, title and interest that I may have in the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

BEING Lot No. 1 on the Plan of the Steve Williams Property of record as Instrument No. 20010814-0087408 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Roger Elder, a single person, by deed from Ray S. Williams and wife, Karen M. Williams, of record as Instrument No. 20040130-0011928 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5478 Old Hickory Boulevard, Ashland City, Tennessee 37015.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said Mitchell A. Watts, as Trustee, and no further or otherwise and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Roger Elder and Max Brock, both unmarried, as joint tenants with rights of survivorship, their heirs and assigns, all right, title and interest that I, as Trustee, may have in the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this 28th day of January, 2004.

Roger Elder

Mitchell A. Watts, Trustee

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 Roger Elder, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that (he/she/they) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28th day of January, 2004.

Notary Public

My Commission Expires: 11/27/2004

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 Mitchell A. Watts, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of January, 2004.

Notary Public

My Commission Expires: 11/27/2004