THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me this 17th day of February, 2004.

Notary Public

My Commission Expires: 10-12-05

Davidson County DEEDQC
Recvd: 02/20/04 11:35 2pgs
Fees:12.00 Taxes:0.00
20040220-0019676

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

ADDRESS NEW OWNER

Melissa H. Eubanks
7909 Haydenberry Court
Nashville, TN 37221

SEND TAX BILLS TO

SAME

MAP & PARCEL NOS.

MAP 141-14-A
PARCEL 10

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, Melissa H. Eubanks, for the express purpose of creating an undivided one-half interest Joint with Rights of Survivorship in Melissa H. Eubanks and Timothy A. Eubanks, 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. 10 on the Plan of Hanover Park of Sheffield as of record in Plan Book 9700, pages 154, 155 and 156, 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 Melissa E. Hoard, an unmarried person, by deed from Beazer Homes Corp., dba Phillips Builders of record in Book 10353, page 657, Register's Office for Davidson County, Tennessee; the said Melissa E. Hoard having since married Timothy A. Eubanks and is now known as Melissa H. Eubanks.

This is improved property known as 7909 Haydenberry Court, Nashville, Tennessee 37221.

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 Melissa H. Eubanks and Timothy A. Eubanks, 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 13th day of February, 2004.

Melissa H. Eubanks

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

WITNESS my hand and official seal this 13th day of February, 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 13th day of February, 2004.

Notary Public

My Commission Expires: 11/27/2004