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- .

Mitchell A. Watts
Affiant

Subscribed and sworn to before me this 2nd day of July, 2003.

Jeffery W. Hart
Notary Public

My Commission Expires: 9-30-06

Davidson County DEEDQC
Recvd: 02/23/04 08:49 2pgs
Fees:12.00 Taxes:0.00
20040223-0020022

JEFFERY W. HART NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER

James M. Moller
1426 Greenwood Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO

SAME

MAP & PARCEL NOS.

MAP 83-2
PARCEL 63

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, James M. Moller, for the express purpose of creating an undivided one-half interest Joint with Rights of Survivorship in James M. Moller and wife, Monika Joanna Moller, 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, to wit:

BEING Lot No. 24 on the Plan of Sharpe and Horn's Subdivision of Elwood Place as of record in Plat Book 332, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more detailed description of said lot.

BEING the same property conveyed to James M. Moller, unmarried, by deed from David A. Benton, married, of record as Instrument No. 20020808-0095589 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1426 Greenwood Avenue, Nashville, Tennessee 37206.

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 James M. Moller and wife, Monika Joanna Moller, 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 2nd day of July, 2003.

James M. Moller

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 James M. Moller, 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 this 2nd day of July, 2003.

Notary Public

My Commission Expire

LOUELLA J. AKERS
Notary Public State at Large
Davidson County, State of Tennessee
My Commission Expires May 28, 2006

LOUELLA J. AKERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 by signing as Trustee.

Witness my hand and official seal this 2nd day of July, 2003.

Notary Public

My Commission Expires: 9-30-06

JEFFERY W. HART NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.