THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22350-02-2004** **File Box 9B**	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 20th day of February, 2004. Notary Public My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

QUITCLAIM DEED

Address New Owner: Jason R. Cherney 2305 Bernard Avenue Nashville, TN 37212	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.104-11 Parcel No. 346.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Edward F. Cherney and wife, Arlyn L. Cherney ("Grantor"), does hereby quitclaim, transfer and convey unto Jason R. Cherney and wife, Tammy C. Cherney, ("Grantee"), his heirs and assigns of all their right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 2305 Bernard Avenue, Nashville, TN, 37212.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of February, 2004.

Edward F. Cherney

Arlyn L. Cherney

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward F. Cherney and Arlyn L. Cherney, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of February, 2004.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOV. 24, 2007

Davidson County DEEDQC
Recvd: 03/02/04 11:03 2pgs
Fees:12.00 Taxes:0.00

20040302-0023420

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 30.0 feet of Lot No. 29 and the westerly 30.0 feet of Lot No. 30 on the Plan of St. Bernard Place of record in Book 161, Page 171, Register's Office for Davidson County, Tennessee.

Said parts of said Lots Nos. 29 and 30 adjoin and front together 60.0 feet on the south side of Bernard Avenue and extend back between lines, 138.6 feet, more or less (deed) (130.8 feet-field measurement), and 139.0 feet, more or less (deed) (130.2 feet-field measurement) to an alley in the rear, measuring 60.0 feet thereon.

Being the same property conveyed to Tammy C. Cherney and husband, Jason R. Cherney and Edward F. Cherney and wife, Arlyn L. Cherney by deed dated 02/26/1999 from Marianne Cheatham Campbell, married of record in Book 11363, Page 651 Register's Office for Davidson County, Tennessee.