THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
One Belle Meade Place
4400 Harding Road, Suite 101
Nashville, Tennessee 37205
(615) 777-5400

mail

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $NONE.

Susan R. S. Scanga

Susan R. S. Scanga, Affiant

Subscribed to and sworn before me this 27th day of February, 2004.

Notary Public

My Commission Expires:

JEFFREY MOBLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

A LARGE

My Commission Expires MAY 30, 2007

Address New Owners As Follows:	Send Tax Bills To:	Map, Parcel Numbers:
Daniel R. Scanga and wife, Susan R. S. Scanga 321 Greenway Ave. Nashville, TN 37205	Same	Map 104-5 Parcel 338

Davidson County DEEDQC
Recvd: 03/08/04 08:30 3pgs
Fees:17.00 Taxes:0.00

20040308-0025858

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that Boyd R. Switzer and wife, Janie J. Switzer, for and in consideration of love and affection and the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of making a gift to their daughter and son-in-law of their entire undivided interest in the subject property, hereby release, remise, quitclaim and give unto Daniel R. Scanga and wife, Susan R. S. Scanga, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

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

After this conveyance, Daniel R. Scanga and wife, Susan R. S. Scanga, as tenants by the entireties, will own all right, title and interest in the subject property.

WITNESS my hand this 17th day of ~~January~~ February, 2004.

Boyd R. Switzer
Boyd R. Switzer

Janie J. Switzer
Janie J. Switzer

MARGARET A KING NOTARY PUBLIC ORANGE COUNTY, NC

STATE OF North Carolina)
COUNTY OF Orange)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Boyd R. Switzer and wife, Janie J. Switzer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of ~~January~~ February, 2004.

Margaret A King
Notary Public

My Commission Expires: 6-27-04

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 296 on the Plan of Richland Realty Company's First Addition to Subdivision "B", of record in Book 332, Page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel R. Scanga and wife, Susan R. S. Scanga, and to Boyd R. Switzer and wife, Janie J. Switzer, by deed of record as Instrument No. 200004030033197, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Daniel R. Scanga and wife, Susan R. S. Scanga, as to a 25% tenant in common interest from Boyd R. Switzer and wife, Janie J. Switzer, by deed of record as Instrument No. 20031231-0184991, Register's Office for Davidson County, Tennessee.

This is improved property known as 321 Greenway Avenue, Nashville, Tennessee 37205.