QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

Prepared By:
Middle Tennessee Escrow Company
120 Anderson Lane
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ Davidson
The Actual Consideration of Value
For The Transfer Is $-0-

Affiant

Address of New Owners:
Derrick Starks
1429 Riverside Drive
Nashville, TN 37206

Davidson County DEEDQC
Recvd: 03/31/04 16:00 1pgs
Fees:12.00 Taxes:0.00
20040331-0036537

Subscribed and Sworn to before me this 31 day of March 2004.

My Commission Expires:

DEREK D. YOUNG NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES JULY 23, 2005 WILSON CO. TENN.

Send Tax Bills To:
Same

Map & Parcel No. 072-15-326.00

This instrument made and entered into on this the 24, day of March 2004, by and between **Stephen R. Eng and Wife Anne Jeanne Eng**, parties of the first part, and **Derrick Starks**, parties of the second part.

WITNESSETH

That for and in consideration of the sum of $1.00 cash in hand paid, the receipt of which is hereby acknowledged, the party of the first part hereby conveys and quitclaims unto the party of the second part, all their right, title and interest in and to the following described property to-wit:

Land in Davidson County, Tennessee, Being a part of Lot No. 3 on the Map of the Subdivision of the Bradford and McClure Lands, being a resubdivision of certain lots in Brownsville Plan of record in Book 21, page 9, Register's Office for said County, described accordingly to a survey by A & A Engineers Inc., dated September 19, 1978, as follows:

Beginning at a point in the southeasterly margin of Riverside Drive 225 feet south of the south margin of McKennell Drive; thence with the southwest line of the Harvey E. McClendon property south 45deg. 12' 07" east 248.91 feet to a point; thence south 44 deg. 47' 53" west 175.0 feet to a point; thence north 45 deg. 12' 7" west 248.91 feet to a point in the southeasterly margin of Riverside Drive, said point being south 44 deg. 47' 53" west 25 feet from the northeast corner of this property conveyed to Dixie Lee Keith of record in Book 4673, page 714, said Register's Office ; thence north 44 deg. 47' 53" east 175.0 feet with the southeasterly margin of Riverside Drive to the point of beginning.

Being the same property conveyed Stephen R. Eng and Wife Anne Jeanne Eng by Warranty Deed from ITT Financial Services, of record in Book 8510, page 275, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1429 Riverside Drive, Nashville, TN 37206

Witness my hand this 31 day of March, 2004.

Stephen R. Eng

Anne Jeanne Eng

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31 day of March, 2004 before me personally _____ to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at on this 31 day of March 2004

My Commission Expires: MY COMMISSION EXPIRES JULY 23, 2005

Notary Public

DEREK D. YOUNG NOTARY PUBLIC AT LARGE WILSON CO. TENN.