THIS INSTRUMENT PREPARED BY:
Sean J. Martin, Esq.
P. O. Box 190695
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers
Sean J. Martin Kelly S. Martin 2118 Portland Avenue Nashville, TN 37212	same	104-11-0-E/007.00CO

Davidson County DEEDQC
Recvd: 07/19/04 14:36 1pgs
Fees:12.00 Taxes:0.00

20040719-0085961

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

KRISTY M. RAINES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

The actual consideration or value, whichever is greater, for this transfer is ~~$ 0~~.00.

Affiant

Sworn to and subscribed before me this 19 of July, 2004

Notary Public

My Commission Expires: My Commission Expires May 29, 2005

FOR AND IN CONSIDERATION OF no monetary consideration and for purposes of making a gift, James R. Martin, Grantor, does hereby quitclaim and by these presents does hereby transfer and convey to Sean J. Martin and Kelly S. Martin, as tenants in common, each owning a ½ undivided interest, all of my right, title, and interest in and to a certain tract and parcel of land, described as follows, to wit:

Being Lot 7G on the Plan of Portland Place Condominiums of record, in Book 6557, page 261, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Martin etal by Deed of Record with #20020923-0116077 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2120 Portland Avenue, Nashville, Tennessee 37212. This conveyance is subject to all easements, restrictions, and any and all other matters which might affect the property.

Witness my hand this _____ day of July, 2004.

James R. Martin, Grantor

STATE OF ~~TENNESSEE~~) New Jersey
)
COUNTY OF ~~DAVIDSON~~) Somerset

Before me, a Notary Public in and for said State and County, personally appeared James R. Martin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Davidson County, Tennessee, this 16th day of July, 2004.

SHAWN D. NEWLAND NOTARY PUBLIC NEW JERSEY

NOTARY PUBLIC
My Commission Expires: May 7, 2007

Shawn D. Newland
Notary Public of New Jersey
I.D. No. 2287495
My Commission Exp. May 7, 2007