**This Instrument Prepared By and Returned To:**
**Robert L. Scruggs, Attorney**
**2525 21st Avenue South**
**Nashville, TN 37212**

Davidson County DEEDQC
Recvd: 08/03/04 14:30 2pgs
Fees:12.00 Taxes:0.00
20040803-0092939

| Address New Owners: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| **Chadwick Ryan James**<br>**306 Taylor Street**<br>**Nashville, TN 37208** | **Same** | **Map 82-09**<br>**Parcel 110** |

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Carmen Busceme James,** do hereby quitclaim and by these presents do transfer and convey all of her right, title and interest unto **Chadwick Ryan James,** his heirs and assigns, in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

**Land in Davidson County, Tennessee, being Unit 306, The Taylor, a Townhouse as established in Master Deed stabling The Taylor, a townhouse, of record as Instrument No. 20031020-0154607, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Carmen Busceme James and Chadwick Ryan James, Wife and Husband, by deed from Lawrence Bros., LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20031029-0159093, and Re-recorded in Instrument No. 20031112-0165347, Register's Office for Davidson County, Tennessee.**

**This is improved property known as 306 Taylor Street, Nashville, Tennessee 37208.**

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 27th **day of July, 2004.**

**Carmen Busceme James**

**STATE OF ~~TENNESSEE~~ COLORADO**
**COUNTY OF ~~DAVIDSON~~ ARAPAHOE**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name, **Carmen Busceme James**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27 day of July, 2004.

**My Commission Expires:** 12-19-2007 **NOTARY PUBLIC**

Heather A O'Neill
Notary Public
State of Colorado
My Commission Expires: 12/19/2007

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**The actual consideration or value, whichever is greater, for this transfer is -0-.**

**(Affiant)**

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

**NOTARY PUBLIC**

**My Commission Expires:** _____

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE