FROM
Greg Miller

Davidson County DEEDQC
Recvd: 08/04/04 12:42 2pgs
Fees:17.00 Taxes:0.00

20040804-0093551

AND

FROM
Richard A. Northcutt

TO
Richard A. Northcutt

TO
Greg Miller and Tanika Phillips, both unmarried

TRUSTEE'S QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg Miller	Columbia National, Inc.	MAP 50-11
3313 Leondale Terrace	P.O. Box 3050	PARCEL 26
Nashville, TN 37207	Columbia, MD 21045-6050	

THIS INSTRUMENT WAS PREPARED BY:
METROPOLITAN ESCROW, INC.
217 PINEWAY DRIVE
NASHVILLE, TN 37217

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 THE 30th DAY OF July, 2004.

Marie Bradford
Notary Public

MY COMMISSION EXPIRES: 11-26-05

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create joint tenants with right of survivorship, I/We Greg Miller by these presents do hereby quitclaim and convey all my right, title and interest unto Richard A. Northcutt Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 644 on the Plan of Parkwood Estates, Section Four, as of record in Book 3300, Pages 79 and 80, Register's Office for said County.

Said Lot fronts 71.19 feet on the northerly side of Leondale Terrace and runs back 141.2 feet on the westerly line and 114 feet on the easterly line, to a dead line in the rear which is a broken line, on which it measures 94.6 feet.

BEING the same property conveyed to Greg Miller by deed from Donald E. Majors, Jr. and wife, Vallie Majors, of record in Instrument 20040426-0047327, Register's Office for said County.

unimproved ( )
improved (X) property, known as 3313 Leondale Terrace, Nashville, TN 37207

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

And now, I the said Richard A. Northcutt, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all my right, title and interest unto Greg Miller and Tanika Phillips heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

*both unmarried

IN WITNESS WHEREOF, we have hereunto set our hands on this the 23rd day of July, 2004.

Greg Miller

Richard A. Northcutt, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Greg Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that heexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of July 2004.

My Commission Expires: 11-26-05

Marie Bradford
Notary Public

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Richard A. Northcutt, Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of July, 2004.

My Commission Expires: 11-26-05

Marie Bradford
Notary Public

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.