This Instrument Prepared by

Davidson County DEEDQC
Recvd: 09/01/04 10:06 2pgs
Fees:12.00 Taxes:0.00
20040901-0105635

LUVELL L. GLANTON
Attorney at Law
915 Jefferson Street
Nashville, TN 37208

ADDRESS OF NEW OWNER:
JOHN FOSTER, JR.
1264 Second Ave., S.
Nashville, TN 37210

SEND TAX BILLS TO:
Same

MAP-PARCEL NO.:
105-3-278
15 W 02080

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, I, **MYRTICE FOSTER** (Grantor), have this day bargained and sold and by these presents do hereby quit claim and convey unto **JOHN FOSTER, JR.** (Grantee) herein, his successors and assigns, all of my interest in the following described real estate situated in Davidson County, Tennessee particularly described as follows, to-wit:

> BEING Lot No. 12 on the Plan of the D. F. Wilkin Property, as of record in Book 421, page 148, Register's Office for Davidson County, Tennessee. Said Lot No. 12 fronts 50 feet on the easterly side of Second Avenue, South, formerly Market Street, and runs back between parallel lines 188-1/2 feet to an alley.
>
> BEING the same property conveyed to John Foster, Jr. and wife Myrtice Foster by deed from Leon Gilbert of record in Deed Book 4543, page 913, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights of way for public utilities of record.

This is improved property known as 1264 Second Avenue, South, Nashville, Davidson County, Tennessee 37210.

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 31st day of August, 2004.

Myrtice Foster
MYRTICE FOSTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 31st day of August, 2004, before me personally appeared **MYRTICE FOSTER**, 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.

Betty Cheery

NOTARY PUBLIC
My Commission Expires: 1/27/07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is ONE DOLLAR ($1.00), which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

John Foster, Jr.

AFFIANT

Sworn to and subscribed before me this 31st day of Sept., 2004.

Betty Cheery

NOTARY PUBLIC
My Commission Expires: 1/27/07