Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2053-010

Davidson County DEEDQC
Recvd: 09/20/04 09:26 3pgs
Fees:17.00 Taxes:0.00
20040920-0112580

QUITCLAIM DEED

Quitclaim deed made on the 3rd day of August 2004 by GMAC Mortgage, Grantor.

Grantor does hereby convey, remise, release and forever quitclaim to Matrix Asset Management, agent for an undisclosed principal, Grantee, all of its rights, title and interest in the following land described below in Davidson County, TN:

Land in Davidson County, Tennessee, being Lot Number 1 on the Plan of re-subdivision part of Block J, Holman Heights, of record in Book 4715, Page 131, Register's Office for said County. Beginning at a point in the Westerly margin of Nichol Street at the common corner of Lots 1 and 2 of said subdivision; thence with the margin of the same 22 degrees West 127.8 feet to a point at the beginning of a curve to the right; thence around said curve, 37.7 feet more or less to a point in the Northerly margin of Maxon Street, thence with the margin of the same, Northwesterly 43.0 feet to the beginning of a curve to the right; thence around said curve, 33.4 feet more or less to a point in the Easterly margin of Elaine Street; thence with the margin of the same, 5 degrees East 133.5 feet to a point at the common corner of Lots 1 and 2; thence with the line between said Two (2) Lots, South 74 degrees East 135.4 feet to the point of beginning.

Being the same property conveyed to GMAC Mortgage by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, filed for record on May 11, 2004, as instrument number 20040511-0053864, Register's Office for Davidson County, Tennessee.

Commonly known as: 5900 Maxon Avenue, Nashville, TN, 37209.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

GMAC Mortgage

BY: Tara N. Thomas

Tara N. Thomas
Limited Signing Officer

ACKNOWLEDGEMENT

STATE OF Pennsylvania

COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Tara N. Thomas, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the limited signing officer of GMAC Mortgage, a corporation, the within named bargainor, and that its as such limited signing officer, being authorized so to do, executed the foregoing instrument, for the purposes therein contained by signing the name of the corporation by himself as such officer.

Witness my hand and notary seal this the 3rd day of August 2004

Notary Public

NOTARIAL SEAL
GARRETT J. MILLER, JR., Notary Public
Hatboro Boro, Montgomery County
My Commission Expires April 30, 2006

My commission expires:

Oath of Consideration

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Witness my hand and notary seal this the 5th day of August 2004.

Notary Public

CHERI D. WELDY
NOTARY PUBLIC AT LARGE
EXPIRES 5/30/07
DAVIDSON COUNTY, TENN.

My commission expires: 5/30/07

Property owner and party responsible for payment of taxes:

c/o Matrix Asset Mgmt.
700 17th Str., LL
Denver, CO 80202

Parcel number: 091-10-217.00

Return to:
Associates Closing & Title
a division of Wilson & Associates, PLLC
11501 Huron Lane
Little Rock, AR 72211