This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Davidson County DEEDQC
Recvd: 11/10/04 15:38 1pgs
Fees:12.00 Taxes:0.00
20041110-0135716

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Michael R. Owens 107 South 12th Street Nashville, Tennessee 37206	SAME	Map 83-9 Parcel 248

PICK-UP

I, **Christopher Veltrie**, do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Christopher Veltrie and Michael R. Owens, Tenants in Common with Rights of Survivorship** in and to the following tract of land in Davidson County, Tennessee described as follows:

Land in the Davidson County, Tennessee, being the northerly 64.0 feet of Lots No. 22 and 23 on the Plan of East Edgefield Addition to Nashville of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

Said northerly part of Lots No. 22 and 23 front together 64.0 feet on the easterly side of 12th Street, formerly Pine Street, and runs back between parallel lines with the southerly margin of an alley 100.0 feet to the westerly line of Lot No. 24 in said Addition.

Being the same property conveyed to Christopher Veltrie, unmarried, by deed from Lisa Ashley Nipp, married, of record in Instrument #20021212-0153327, said Register's Office.

This is improved property known as 107 South 12th Street, Nashville, Tennessee 37206.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 15th day of January, 2003.

CHRISTOPHER VELTRIE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, of said county, Christopher Veltrie, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 15th day of January, 2003.

Comm Exp: 5/28/06

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Comm Exp: 5/28/06

Affiant

Subscribed and sworn to before me, this the 15th day of January, 2003.

Notary Public