STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED TO AND SWORN TO ME, THIS THE 12th DAY OF Nov., 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT PREPARED BY:

USA Title & Escrow, Inc.
1802 Williamson Court, Suite 200
Brentwood, TN 37027

REBECCA L. LORET NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Davidson County DEEDQC
Recvd: 11/15/04 09:39 2pgs
Fees:13.00 Taxes:414.40

20041115-0136600

FROM:

Barry Zeitlin and wife, Linda Zeitlin

TO:

Teresa Waderker

NAME AND ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Teresa Waderker 208 Dogwood Lane Smyrna, TN 37167	Same as new owner	162.16-0-064.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Barry Zeitlin and wife, Linda Zeitlin, have bargained and sold and do hereby quitclaim, transfer and convey any and all interest which they have in the hereinafter described property to Teresa Waderker, her heirs and assigns, forever, being that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 28-B on the Plan of Hickory Park Villas, Section One, Zone Lot Division, Lots 21 through 31 as of record in Book 6250, page 314, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Barry Zeitlin and wife, Linda Zeitlin, by Deed from Maxie Patton, Trustee, with full power to sell, transfer, mortgage and convey without the joinder of any beneficiary, dated December 18, 1998, and recorded February 25, 1999, in Book 11355, page 779, said Register's Office.

This is improved property known as 1215 Clubhouse Lane, Antioch, TN 37013.

In Witness Whereof, I have hereunto set my hand and signature on this the 12th day of November 2004.

Barry Zeitlin

Linda Zeitlin, by Barry Zeitlin, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF)

On this the 12th day of November, 2004 , before me personally appeared, Barry Zeitlin personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, at office, this the 12th day of November, 2004 .

REBECCA L. LOREE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 01/25/06

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)

COUNTY OF)

On this 12th day of November, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Barry Zeitlin to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Linda Zeitlin and acknowledged that he/she executed the same as the free act and deed of the said Linda Zeitlin.

WITNESS my hand and seal at Brentwood, Tennessee, this the 12th day of November, 2004.

NOTARY PUBLIC

REBECCA L. LOREE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 01/25/06

My Commission Expires: _____