THIS INSTRUMENT PREPARED BY:

Davidson County DEEDQC
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20041119-0139167

MARTIN S. SIR
ATTORNEY AT LAW
1225 17th AVENUE SOUTH
NASHVILLE, TN 37212
(615) 254-6405

QUITCLAIM DEED AND AGREEMENT TO RE-TITLE INTERESTS IN PROPERTY

FOR AND IN CONSIDERATION of love and affection, Anne Woods Guzzardi does hereby transfer and convey unto Anne B. Guzzardi and spouse, Jefferson Jarvis, as tenants by the entireties, a 7.5% interest in the real estate hereinafter described.

By their signatures hereto, Anne B. Guzzardi and spouse, Jefferson Jarvis, hereby reconvey to themselves all of their 29.5% interest in the hereinafter described real estate to themselves as tenants by the entireties to insure that they retain the right of survivorship between themselves.

Currently the interest of Anne Woods Guzzardi in the hereinafter described real estate is held as an undivided interest as a tenant in common with Anne B. Guzzardi and spouse, Jefferson Jarvis. By their signatures hereto, the parties hereby acknowledge and create a joint tenancy with right of survivorship between themselves so that the interest of Anne Woods Guzzardi, currently in the amount of 70.5% in said real estate shall pass by right of survivorship, in the event of her death, directly to Anne B. Guzzardi and spouse, Jefferson Jarvis as tenants by the entireties. Likewise; in the event Anne Woods Guzzardi survives both Anne B. Guzzardi and spouse, Jefferson Jarvis, Anne Woods Guzzardi shall receive the interests of Anne B. Guzzardi and spouse, Jefferson Jarvis by right of survivorship. This agreement for Anne Woods Guzzardi to receive the interest of Anne B. Guzzardi and Jefferson Jarvis by right of survivorship in the event Anne Woods Guzzardi survives them shall apply to any future conveyances that Anne B. Guzzardi and Jefferson Jarvis might receive as tenants by the entireties from Anne Woods Guzzardi.

The real estate which is the subject of this Quitclaim Deed and Agreement to Re-Title Interests in Property is more specifically described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Hycrest Acres, III of record in Book 2331, page 75, Register's Office for said County.

Said Lot No. 14 fronts 146 feet on the easterly margin of Alcott Drive and extends back 306.9 feet on the northerly line and 283.4 feet on the southerly line to a dead line in the rear, measuring 147 feet thereon.

Being the same property conveyed to Anne Woods Guzzardi, Anne B. Guzzardi and spouse, Jefferson Jarvis by deed from Roy B. Harris, Jr., a single person of record in Register's Office for Davidson County, Tennessee at ~~Book~~ _____, ~~Page~~ _____.
20030603-0075559

This is improved property, known as 4416 Alcott Drive, Nashville, Tennessee.

IN WITNESS WHEREOF, the parties, Anne Woods Guzzardi, Anne B. Guzzardi, and spouse, Jefferson Jarvis hereunto set their hands and seal on the dates hereinafter indicated.

Anne Woods Guzzardi
Anne Woods Guzzardi

STATE OF Virginia)
COUNTY OF Albemarle)

Personally appeared before me, Anne Woods Guzzardi, a Notary Public in and for said state and county, **Anne Woods Guzzardi**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument.

WITNESS my hand and official seal, this the 14th day of ~~July~~ October, 2004.

Diane E. Collier - Diane
Notary Public

My Commission Expires: 5/31/2006

DIANE E. COLLIER NOTARY PUBLIC COMMONWEALTH OF VIRGINIA

Anne B. Guzzardi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, MARTIN STEPHEN SIR, a Notary Public in and for said state and county, **Anne B. Guzzardi**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument.

WITNESS my hand and official seal, this the 29 day of July, 2004.

Notary Public

My Commission Expires: 9-27-04

Jefferson Jarvis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, MARTIN STEPHEN SIR, a Notary Public in and for said state and county, **Jefferson Jarvis**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument.

WITNESS my hand and official seal, this the 29 day of July, 2004.

Notary Public

My Commission Expires: 9-27-04

ADDRESS OF NEW OWNER:
Remains:

Anne Woods Guzzardi
Anne B. Guzzardi
Jefferson Jarvis
1600 Grady Avenue
Charlottesville, Virginia 22903

SEND TAX BILLS TO:

SunTrust Mortgage, Inc.
201 Fourth Ave. N-7th Fl.
Nashville, TN 37219

TAX MAP & PARCEL NUMBER

130-12-015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS for love and affection.

Affiant

Subscribed and Sworn to before me this the 21 day of July

Notary Public

My Commission Expires: 7-27-08

mss-guzzardi,anne - Quit Claim Deed (1) - 07-19-04.wpd