THIS INSTRUMENT PREPARED BY: CLOSING & TITLE SERVICES, INC., 533 RIVERGATE PARKWAY, GOODLETTSVILLE, TENNESSEE 37072

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES MARION FULTON ANTHONY S. CROSS 745 TAHLENA AVENUE MADISON, TN 37115	SAME	MAP 52-06 PARCEL 90

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a joint tenancy with right of survivorship in JAMES MARION FULTON AND ANTHONY S. CROSS; I, JAMES MARION FULTON, by these presents do hereby quitclaim all of my interest unto Larry D. Craig, Trustee, his successors and assigns, as to the following described tract or parcel of land, to wit:

> A certain trat or parcel of land in Davidson County, Tennessee, described as follows, to wit:
> Being Lot No. 90 on the Plan of Map of Madison Heights Subdivision, Section I, as shown on plat of record in Plat Book 1424, page 6, Register's Office for Davidson County, Tennessee, to which reference is hereby made.
>
> Being the same property conveyed to James Marion Fulton by deed of record in Instrument No. 20040610-0068678, Register's Office for Davidson County, Tennessee.
>
> This instrument was prepared based upon information furnished by the parties.
>
> This is improved property known as: 745 Tahlena Avenue, Madison, TN 37115

Said property is conveyed subject to such limitations, restrictions,and encumbrances as may affect the premises.

And now, I, the said Larry D. Craig, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto JAMES MARION FULTON AND ANTHONY S. CROSS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, their heirs and assigns, the same interest in the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, I/we have hereunto set our hands this 17th day of December, 2004.

JAMES MARION FULTON

LARRY D. CRAIG, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named JAMES MARION FULTON, the bargainor(s), with whom I am personally acquainted, and who acknowledged that (s)he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 17th day of December, 2004.

GINA R. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 9-20-08

CTS\QUITCLM

Davidson County DEEDQC
Recvd: 12/21/04 09:53 2pgs
Fees:17.00 Taxes:0.00

20041221-0151443

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Larry D. Craig, the Trustee, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 17th day of December, 2004.

GINA R. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

GINA R. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIANT

Sworn to and subscribed before me this 14th day of December, 2004

NOTARY PUBLIC

My Commission Expires: 9-20 08

CTS\QUITCLAIM