THIS INSTRUMENT PREPARED BY:
Baker, Donelson, Bearman, Caldwell & Berkowitz,
A Professional Corporation (LMP)
211 Commerce Street, Suite 1000
Nashville, Tennessee 37201

Davidson County DEEDQC
Recvd: 12/22/04 15:14 2pgs
Fees:12.00 Taxes:0.00
20041222-0152489

FROM: **Charles A. Ritzen** (GRANTOR)

TO: **Milly Michele Ritzen** (GRANTEE)

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL#
Ms. Milly Michele Ritzen	Same	
513 Third Avenue South		093 11 0C 003.00
Nashville, TN 37210		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, I, **Charles A. Ritzen,** an unmarried person, (GRANTOR), by these presents do hereby quitclaim unto my daughter, **Milly Michele Ritzen**, (GRANTEE), her heirs and assigns, my entire interest in and to the following described tract of land:

Unit No. 3 - Rutledge House Condominiums - 119 Lea Avenue

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Rutledge Hill of record in Book 6200, Page 318, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles A. Ritzen by Quitclaim Deed from Rutledge House Partners of record at Instrument No. 20021219-0157109, Register's Office for Davidson County, Tennessee.

The above description is identical to that contained in the prior deed to this property.

This is improved property known as 119 Lea Avenue, Nashville, Tennessee 37210.

AND GRANTOR does hereby quitclaim unto GRANTEE, her heirs and assigns all his interest in the property described above to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on this the 21st day of December, 2004.

GRANTOR:

Charles A. Ritzen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Monica Petty, a Notary Public in and for said State and County, **Charles A. Ritzen**, an unmarried person, the within named bargainor, with whom I am 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 seal at office, on this 21st day of December, 2004.

Monica Petty
Notary Public

MONICA W. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

My Commission Expires:
May 24, 2008

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is **$ NONE**

AFFIANT

Sworn to and subscribed before me, this 21st day of December, 2004.

Monica Petty
NOTARY PUBLIC

MONICA W. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

My Commission Expires: May 24, 2008

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2823478-000002 12/17/04