THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Davidson County DEEDQC
Recvd: 12/29/04 11:11 3pgs
Fees:17.00 Taxes:0.00
20041229-0153780

Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Kevin M. Hamilton, et ux, et al 2039 Stokes Lane Nashville, TN 37215	Bank of America, N.A. 200 S. College St. Charlotte, NC 28255	Map 117-07-M Parcel 20

THIS QUITCLAIM DEED, is made and entered into on the day and date last acknowledged below, by and between FRANCES J. CRANFORD, hereinafter referred to as the "GRANTOR", and G. MARSHALL CRANFORD and wife, FRANCES J. CRANFORD, hereinafter referred to as the "GRANTEES";

W I T N E S S E T H:

WHEREAS, on October 14, 2004, by Instrument No. 20041015-0124252, Register's Office for Davidson County, Tennessee, Carol Elexis Waller, unmarried, conveyed to Kevin M. Hamilton and wife, Christy C. Hamilton, a one-half (½) undivided interest and Frances J. Cranford, a married woman, a one-half (½) undivided interest, as joint tenants with rights of survivorship, certain real property in Davidson County, Tennessee, described as 2039 Stokes Lane, Nashville, Tennessee 37215, and more particularly and specifically described below; and,

WHEREAS, Frances J. Cranford desires to transfer and convey her one-half undivided interest in the said property to she and her husband, G. Marshall Cranford, as tenants by the entirety.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, FRANCES J. CRANFORD, the GRANTOR, has this day bargained, sold and quitclaimed unto G. MARSHALL CRANFORD and wife, FRANCES J. CRANFORD, the GRANTEES, their heirs or assigns, all of the GRANTOR'S right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Unit No. 2039, together with the appurtenant interest in the common elements of Fairsted Park Condominiums, a horizontal property regime established by Master Deed of record in Instrument #20021121-0145225, Register's office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Lot No. 2 of the Plan of Resubdivision of Women's Club of Nashville of record in Plat Book 6200, page 383, said Register's Office.

BEING the same property conveyed to Kevin M. Hamilton and wife, Christy C. Hamilton, a one-half (½) undivided interest, and Frances J. Cranford, a married woman, a one-half (½) undivided interest, as joint tenants with rights of survivorship, by deed recorded as Instrument No. 20041015-0124252, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which are a lien, now due and payable, but not yet delinquent, and have been assumed by the grantees; (b) all matters appearing in the Master Deed and bylaws of record in Instrument No. 20021121-0145225 and Instrument No. 20030328-0041138, said Register's Office; (c) restrictive covenants of record in Book 9619, page 112, said Register's Office; (d) Easement of record in Book 3921, page 507, said Register's Office; and (e) plat of record in Book 6200, page 383, said Register's Office.

The property description, as contained herein, is the same as that contained in the previous deed of record.

The mailing for the said property is 2039 Stokes Lane, Nashville, Tennessee 37215.

With this conveyance, the real property hereinabove described, is now vested in Kevin M. Hamilton and wife, Christy C. Hamilton, a one-half (½) undivided interest, and G. Marshall Cranford and wife, Frances J. Cranford, a one-half (½) undivided interest, as joint tenants, with rights of survivorship.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands this the 3rd day of December, 2004.

"GRANTOR"

FRANCES J. CRANFORD

"GRANTEES"

G. MARSHALL CRANFORD

FRANCES J. CRANFORD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANCES J. CRANFORD and G. MARSHALL CRANFORD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 3rd day of December, 2004.

NOTARY PUBLIC

HOMER R. AYERS
Notary Public At Large
Exp. 8/20/2005
STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT

Sworn to and subscribed before me this the 3rd day of December, 2004.

NOTARY PUBLIC

HOMER R. AYERS
Notary
Public
At Large
Exp. 8/20/2005
STATE OF TENNESSEE