THIS INSTRUMENT PREPARED BY:
U.S. Title Partners, Inc
7101 Executive Center Drive, Suite # 122
Brentwood, TN 37027

QUITCLAIM DEED

Address New Owner(s)

2615 W. Linden Avenue, Nashville, TN 37212

Davidson County DEEDQC
Recvd: 12/30/04 16:37 2 pgs
Fees:12.00 Taxes:0.00
20041230-0155053

Send Tax Bills To: Clara H. Pugh – P.O. Box 120304, 2615 W. Linden Avenue, Nashville, TN 37212

Map & Parcel Nos: Map 104-15 Parcel 279

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/We Betty Ann Pugh Martin (a 7% undivided interest), James Andrew Pugh (a 7% undivided interest), ("Grantor/Grantors") do hereby quitclaim and convey unto Clara H. Pugh, widow a 86% undivided interest, ("Grantee"), his/her/their heirs [its successors] and assigns, all of [my] [our] [Grantor's] right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being the westerly 50 feet on the northerly 192 feet of the lot 36 on the Map of Belair, as of record in Book No. 332, page 6, Register's Office for Davidson County, Tennessee.

Said part of the Lot No. 36 fronts 50 feet on the southerly side of West Linden Avenue, formerly Sunset Avenue, and runs between parallel lines 192 feet to a dead line.

Being the same property conveyed to James E. Pugh and wife, Clara H. Pugh by deed from Irvine G. Chase and Mattie Lee Chase of record in Book 808, page 67, Register's Office for Davidson County, Tennessee. Said James E. Pugh having since died leaving property to his wife, Clara H. Pugh.

Being a part of the same property conveyed to Betty Ann Pugh Martin a 7% undivided interest and to James Andrew Pugh a 7% undivided interest by Clara H. Pugh by quitclaim deed of record in Book 11232, page 643, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Betty Ann Pugh Martin a 7% undivided interest and to James Andrew Pugh a 7% undivided interest by Clara H. Pugh by quitclaim deed of record in Book 11366, page 136, Register's Office for Davidson County, Tennessee

This is improved property known as 2615 W. Linden Avenue, Nashville, TN 37212

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

IN WITNESS WHEREOF, the Grantor has [Grantors have] caused this instrument to be executed on this 21 day of December 2004.

Betty Ann Pugh Martin

_____

James Andrew Pugh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0.00 .

Bank of America
AFFIANT

Subscribed and sworn to before me, this 21st day of December 2004.

NOTARY PUBLIC

My Commission Expires:
05/24/08

DEREK W. LYNN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMM. EXPIRES 05-24-08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of December 2004, before me, personally appeared Betty Ann Pugh Martin and James Andrew Pugh to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and seal at office this 21st day of December 2004.

NOTARY PUBLIC

My Commission Expires:
5-14-08

ANDREW P. GRISHAM
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN