PREPARED BY:
PROFESSIONAL ESCROW SERVICES, LLC
101 Westpark Drive, Suite 120
Brentwood, TN 37027

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, is $ -0-.

Affiant

Subscribed and sworn to before me this the 18 Day of January 2005.

Notary Public

5/28/08

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Davidson County DEEDQC
Recvd: 01/18/05 14:24 1 pgs
Fees:12.00 Taxes:0.00
20050118-0006162

This Deed made this **18** Day of **January, 2005.**

Between **ROBERT M. PHILANDER, AN UNMARRIED PERSON** (GRANTORS) as party of the first part, hereinafter called Grantor, and **ROBERT M. PHILANDER AND ADAM J. SAGE, JOINT TENANTS FOR ENTIRETY WITH RIGHTS OF SURVIVORSHIP** (GRANTEE)
as party or parties of the second part, hereinafter called Grantee(the words "Grantor" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That Grantor for and in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, does by these presents BARGAIN, SELL ,REMINESE, RELEASE AND FOREVER QUIT CLAIM to Grantee all the rights, title, interest, claim or demand which the Grantor has or may have had in and to the following described property, to wit:

NEW OWNERS AND SEND TAX BILLS TO THIS ADDRESS:
PROPERTY ADDRESS:615 S 11TH STREET, NASHVILLE, TN 37206
PROPERTY ID NO: 094-01-0-046.00

BEING LOT NO. 4 ON THE PLAN OF PAYNE, BLAKEMORE AND CUMMINGS ADDITION TO EAST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 70, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO ROBERT M. PHILANDER BY DEED DATED 10-31-2003 FROM ANNIE F. DARKS, A WIDOW OF RECORD IN INSTRUMENT NO. 20031119-0168711, SAID REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Signed, sealed and delivered this 18th day, of January, 2005.

ROBERT M. PHILANDER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby certify that on January 18, 2005, before the subscriber, a Notary Public of the State and County aforesaid personally appeared ROBERT M. PHILANDER known to me (or satisfactorily proven) to be the person (s) whose names are subscribed to the within instrument, and did each acknowledge the foregoing Deed to be his act and deed for the purposes therein contained . IN TESTIMONY WHEREOF, I have affixed my official seal the date above written.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-28-08

PLEASE RETURN AFTER RECORDING TO: MR. PHILANDER AND MR. SAGE, 615 S. 11TH STREET, NASHVILLE, TN 37206