40-A

THIS INSTRUMENT PREPARED BY:
Gibson, Gregory & Gwyn, PLLC
Suite 1900, 201 Fourth Avenue, North
Nashville, Tennessee 37219

Davidson County DEEDQC
Recvd: 01/18/05 15:24 2 pgs
Fees:12.00 Taxes:0.00
20050118-0006281

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Thomas J. Abruzzo Brandy S. Abruzzo 103 Gilman Avenue Nashville, TN 37205	New Owner	Map 129-8 Parcel 102

KNOW ALL MEN BY THESE PRESENTS that Tom Abruzzo, a/k/a Thomas J. Abruzzo and Brandy Sobley, n/k/a Brandy S. Abruzzo, for and in consideration of the sum of TEN AND NO/100THS ($10.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, for the express purpose of creating a tenancy by the entireties, do hereby convey, remise, release and forever quitclaim unto Thomas J. Abruzzo and wife, Brandy S. Abruzzo, all of their right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 and part of Lot No. 30 of Block "G" on the Second Revised Plan Highlands of Belle Meade No. 2, Blocks E, F, G, H & K, as of record in Plat Book 1130, page 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Tom Abruzzo and Brandy Sobley, by deed from Greg Ratliff and Benning Ratliff, dated June 9, 2003, of record in Instrument No. 20030612-0081253, Register's Office for Davidson County, Tennessee. The said Tom Abruzzo and Thomas J. Abruzzo are one and the same person. The said Brandy Sobley and Brandy S. Abruzzo are one and the same person.

This is improved property known as 103 Gilman Avenue, Nashville, TN 37205.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 14th day of January, 2005.

Thomas J. Abruzzo

Brandy S. Abruzzo

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named THOMAS J. ABRUZZO AND BRANDY S. ABRUZZO, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of January, 2005

Notary Public

My Commission Expires: 9.22-07

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Sworn to and subscribed before me this 14th day of January, 2005

Notary Public

My Commission Expires: 9.22-07