PICK-UP

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
James L. Barton, et ux	New Owner	MAP: 148-1
5312 BartonVale Court		
Nashville, TN 37211		PARCEL: 163
		26b

This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205. This instrument was prepared without benefit of a title examination.

QUITCLAIM DEED

Know all persons by these presents, **James L. Barton, Julia E. Barton and James C. McGuire, as tenants in common with the right of survivorship,** (hereinafter referred to as the "Grantors"), do hereby bargain, sell, quitclaim and convey unto **James L. Barton and wife, Julia E. Barton,** (hereinafter referred to as the "Grantee"), all of Grantors interest in the following described real estate located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot 307, on the Plan of Hillbrook, Section V, as of record in Book 3700, page 73, Register's Office for Davidson County, Tennessee described as follows:

Said Lot No. 307 fronts 81 feet on the northerly side of Richbriar Road, and runs back 115.4 feet on the easterly line and 180.6 feet on the westerly line, to a dead line in the rear on which it measures 92.6 feet.

Being the same property conveyed to James L. Barton, Julia E. Barton, and James C. McGuire, and to the survivor of them, as tenants in common with the right of survivorship, by deed of record as Instrument No. 20021216-0154221, said Register's Office.

This is improved real property commonly known as 264 Richbriar Road, Nashville, TN 37211

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

James L. Barton

Affiant

Subscribed and sworn to before me this 27th day of January, 2005

January, 2005.

Notary Public

My Commission Expires: 1/29/05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Davidson County DEEDQC
Recvd: 01/27/05 11:37 2 pgs
Fees:12.00 Taxes:0.00

20050127-0010124

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

IN WITNESS WHEREOF, the Grantor(s) have caused this Quitclaim Deed to be executed this 27th day of January, 2005.

James L. Barton

Julia E. Barton

James C. McGuire

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of January, 2005, before me personally appeared James L. Barton and Julia E. Barton to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

WITNESS my hand and official seal.

Notary Public

My Commission Expires: 1/29/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of January, 2005, before me personally appeared James C. McGuire to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

WITNESS my hand and official seal.

Notary Public

My Commission Expires: 1/29/05