The preparer of this deed makes no representation as to the status of the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey but strictly by documents provided by the parties involved.

This instrument prepared by:
June P. House
LITTLE & HOUSE, P.C
750 Old Hickory Blvd
Building Two, Suite 150
Brentwood, Tennessee
37027

QUITCLAIM DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS	Map/Parcel
AS FOLLOWS:	**TO: SAME**	119-11-54
Jack Klausmeier		
815 Appomattox Place		
Franklin, TN 37064		

Davidson County DEEDQC
Recvd: 02/07/05 09:03 2 pgs
Fees:12.00 Taxes:0.00

20050207-0013706

FOR AND IN CONSIDERATION of consideration, the receipt and legal sufficiency of which is hereby acknowledged, **RUTH K. COOK,** (``Grantor"),by these presents does hereby remise, release and forever quitclaim unto **JACK H. KLAUSMEIER**("Grantee"), and his successors and assigns, all of Grantor's right, title, and interest, in and to certain tracts or parcels of real estate located in Davidson County, Tennessee, and further described as follows:

BEING Land in Davidson County, Tennessee, Being Lot No. 31 on the Map of Mashburn Heights, of record in Book 1835, Page 1 of Register's Office for said County. Said Lot No. 31 fronts 108.6 feet on the westerly side of Mashburn Road, as measured around a slight curve, and runs back between parallel lines 168.6 feet on the North line and 137 feet on the South line to a dead line in the rear on which it measures 64.6 feet.

BEING the same property transferred from Ruth K. Cook to Jack Harold Klausmeier on October 5, 2004, and of record in the Register's Office of Davidson County, Tennessee, instrument no. 20041008-0121959. Such **property is referred to as 2716 Mashburn Ave.,** Nashville, TN 37211.

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

and all the estate, right, title and interest of the Grantor, with the hereditaments and appurtenances thereto appertaining.

WITNESS my hand, this 2nd day of Jan, 2004.

GRANTOR

Ruth K. Cook

RUTH K. COOK

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RUTH K. COOK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of January, 2005.

June P. House

NOTARY PUBLIC
My Commission Expires: 11/24/07

JUNE P. HOUSE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer is $0.00.

Ruth K. Cook

Affiant

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Sworn to and subscribed before me this 5th day of January, 2005.

June P. House

NOTARY PUBLIC
My Commission Expires: 11/24/07

JUNE P. HOUSE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.