QUITCLAIM DEED

THIS INDENTURE, made and entered into as of the 26 day of January, 2005, by and between

ROBERT DANIEL SAUNDERS and EDWARD J. SAUNDERS, JR., as co-executors of the Estate of EDWARD J. SAUNDERS,

Hereinafter referred to as Grantor, and

EDWARD J. SAUNDERS, JR.,

Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of SEVENTY ONE THOUSAND DOLLARS ($71,000.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby DEMISE, RELEASE AND FOREVER QUITCLAIM unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Book 4730, at page 454, Instrument Number _____, of Davidson County, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

_____ ROBERT DANIEL SAUNDERS

_____ EDWARD J. SAUNDERS, JR.

Davidson County DEEDQC
Recvd: 02/24/05 14:41 3 pgs
Fees:18.00 Taxes:262.70

20050224-0020671

STATE OF TENNESSEE }
COUNTY OF SULLIVAN }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, ROBERT DANIEL SAUNDERS, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 30 day of January, 2006.

SHELBURNE FERGUSON, JR. STATE OF TENNESSEE NOTARY PUBLIC SULLIVAN COUNTY

Notary Public
Commission expires: 4/23/06

STATE OF TN }
COUNTY OF Davidson }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, EDWARD J. SAUNDERS, JR., the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 26 day of January, 2006.

JOEY SANDERS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public
Commission expires: My Commission Expires NOV. 29, 2006

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 71,000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Carrie Saunders
Affiant

Subscribed and sworn to before me this 22 day of Feb, 2005.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Frank Vincent Rogone, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires Dec. 9, 2008
Member, Pennsylvania Association Of Notaries

Frank V Rogone (Frank Rogone)
Notary Public
Commission Expires Dec 9 2008

This instrument was prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
EDWARD J. SAUNDERS, JR.	EDWARD J. SAUNDERS, JR.	112 Eaton Court Nashville, TN 37218
112 Eaton Court	112 Eaton Court	MAP PARCEL NO.:
Nashville, TN 37218	Nashville, TN 37218	058-14-0-059.00

EXHIBIT A

LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND DAVIDSON COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS: TO WIT:

LAND IN DAVISON COUNTY, TENNESSEE, BEING LOT NO. 252 ON THE PLAN OF ENCHANTED HILLS, INC. SECTION 10, AS OF RECORD IN BOOK 4460, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HERE MADE.

BEING THE SAME PROPERTY CONVEYED FROM W. C. ALLEN AND IRENE N. ALLEN TO EDWARD J. SAUNDERS AND LEATRICE A. SAUNDERS BY DEED RECORDED JULY 24, 1973, IN BOOK 4730, PAGE 454 IN THE REGISTERS OFFICE OF DAVIDSON, TENNESSEE.

Our File No. 050199 ©