Prepared by:
TN Title Partners, LLC, 7101 Executive Center Drive, Suite # 122, Brentwood, TN 37027

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Davidson County DEEDQC
Recvd: 03/02/05 13:31 2 pgs
Fees:12.00 Taxes:0.00
20050302-0023024

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
E. Bedell James, III & Anne B. James	~~Merrill Lynch Creditor Corporation~~ E. Bedell James, III & Anne B. James	103-16-0-099
3822 Whitland Avenue	3822 Whitland Avenue ~~3000 Ledenhall Road~~	
Nashville, TN 37205	Nashville, TN 37205 ~~Mount Laurel, NJ 08054~~	

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, Anne L. Bachmann and E. Bedell James, III, both unmarried, as joint tenants with full rights of survivorship, by these presents does hereby quitclaim and convey unto E. Bedell James, III and Anne B. James, Husband and Wife, as joint tenants with full rights of survivorship his/her/their successors and assigns, all his/her/their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the westerly 55 feet of the easterly 65 feet of Lot No. 11 in Block "D" on the Plan of Whitland Realty Company, as of record in Book 332, page 141, Register's Office for said County.

Said part of Lot No. 11 fronts 55 feet on the north side of Whitland Avenue and extends back northerly between parallel lines, 200 feet more or less to a dead line.

Being the same property conveyed to Anne L. Bachmann and E. Bedell James, III, both unmarried, as joint tenants with full rights of survivorship, by deed dated July 31, 2002 from Williams F. Coleman and Sam B. Coleman, Jr. of record in Instrument No. 20020805-0093700, Register's Office for Davidson County, Tennessee.

~~Being the same property conveyed to E. Bedell James, III, and Anne B. James, Husband and Wife, as joint tenants with full rights of survivorship, by Quitclaim Deed dated February 24, 2005 from Anne L. Bachmann and E. Bedell James, III of record in Instrument No. _____, Register's Office for Davidson County, Tennessee~~

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

Witness my/our hand(s) this 24th day of February 2005, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Anne L. Bachmann

E. Bedell James, III

State of TN
County of Williamson

The actual consideration or value whichever is greater, for this transfer is $0.00.

Affiant

Sworn to and subscribed to before me, this the 24th day of February 2005.

My commission expires: 5-4-08

Notary Public

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E. Randall Jones and Anne Bachman Jones, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 24th day of February 2005.

My commission expires: 5-4-08

Notary Public