PICK-UP

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Franklin Realty Mortgage Corp	New Owner	MAP:
P.O.Box 1160	Franklin Realty Mortgage Corp P.O.Box 1160 Hendersonville TN 37077	51-4
Hendersonville TN 37077		PARCEL: 66

This instrument prepared by: Frank Ricci P.O.Box 1406 Hendersonville Tn 37077

This instrument was prepared without benefit of a title examination.

Davidson County DEEDQC
Recvd: 03/24/05 11:40 3 pgs
Fees:17.00 Taxes:0.00

20050324-0032057

QUITCLAIM DEED

Know all persons by these presents, Joe Garza, (hereinafter referred to as the "Grantor), does hereby bargain, sell, quitclaim and convey unto Franklin Realty Mortgage Corp, (hereinafter referred to as the "Grantee"), all of Grantors interest in the following described real estate located in Davidson County, Tennessee, to-wit: See exhibit A attached hereto and made an integral part of this Deed.

This is improved real property commonly known as 103 Webster Street, Madison, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE,
WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 24 DAY OF March 20 05
Deputy Register

STATE OF TENNESSEE COUNTY OF DAVIDSON	
The actual consideration or value, whichever is greater for this transfer is $0.	
	Affiant Joe Garza
Subscribed and sworn to before me this 14th day of March, 2005. My Commission Expires: 2-4-09	Notary Public Gail Wheat

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

IN WITNESS WHEREOF, the Grantor(s) has caused this Quitclaim Deed to be executed this 14th day of March, 2005.

Joe Garza

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of March, 2005, before me personally appeared Joe Garza 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.

WITNESS my hand and official seal.

Gail Wheat
Notary Public

My Commission Expires: 2-4-09



EXIBIT A

TRACT ONE: A tract of land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described according to a survey made by Cantrell, Connell and Morrison, Engineers, dated February 9, 1955, as follows: Beginning at an iron pin on the northerly margin of Webster Street, the easterly line of the property conveyed to the Nashville Pistol and Revolver Club, Inc. by deed from W.M. Graham and wife of record in Book 1810, page 469, Register's Office for said County, thence with said street, south 64 deg. East 150 feet to an iron pin; thence North 23 deg. 30' East 150 feet; thence, westwardly 161 feet, more or less to the westerly line of the Nashville Pistol and Revolver Club, Inc. property; thence with their easterly line, South 18 deg. 33' West 150 feet to the beginning.

TRACT TWO: A tract of land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described according to a survey made by Cantrell, Connell and Morrison, Engineers, dated February 9, 1955, as follows: Beginning at an iron pin on the northerly margin of Webster Street, the easterly line of the property conveyed to the Nashville Pistol and Revolver Club, Inc., by deed from W.M. Graham and wife of record in Book 1810, page 469, Register's Office for said County, being 150 feet north of the northerly margin of Webster Street; thence with their easterly line, North 18 deg. 33' East 112.5 feet to Cartwright's southerly line; thence with said line, South 55 deg. 175 feet; thence South 23 deg. 30' West 80 feet, more or less, to a point 150 feet north of the northerly margin of Webster Street; thence westwardly 161 feet, more or less, to the beginning.

Being the same property conveyed to Joe Garza from Chan McCullough, by Warranty Deed of record in Instrument Number 200004120036856, Register's Office for said County.

This property is known as 103 Webster Street, Madison, Tennessee.