QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 04/21/05 13:32 2 pgs
Fees:12.00 Taxes:0.00
20050421-0044546

THIS INSTRUMENT WAS PREPARED BY:
Bicentennial Title & Escrow, 2280 Metrocenter Blvd, Suite 300, Nashville, TN 37228

Address of New Owner	Send Tax Bills To	Map-Parcel Nos.
Triune Properties **PO Box 331907** **Nashville, TN 37203**	**Triune Properties** **PO Box 331907** **Nashville, TN 37203**	**092-07-0-057.00**

THIS INDENTURE, Made the 21st day of April, 2005, between **Daniel T Miller and wife Ligaya Miller** as party or parties of the first part, hereinafter called Grantor, and **Triune Properties,** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of his right, title and interest in said property, with respect to all of Grantor's title, interest, claim or demand which the Grantor has or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8, Plan of C. R. Badoux's Subdivision of part of Lot 14 of Harding Lytle Tract, as of record in Book 161, page 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 40 feet on the westerly side of 19th Avenue North formerly Hudson or Walnut Street and runs back with the southwesterly margin of Hermosa Street, 150 feet to an alley and measures 43 feet thereon.

INCLUDED in the herein described tract but specifically EXCLUDED therefrom is the following described property:

Beginning at a point, said point being the intersection of the present westerly margin of 19th Avenue North and the present southerly margin of Hermosa Street; thence in a southeasterly direction with the present westerly margin of 19th Avenue North for a distance of 20.92 feet, more or less, to a point; thence in a northerly and westerly direction along a curve to the left having a control angle of 79 deg. 51 min. and having a radius of 25.00 feet for a distance of 34.84 feet, more or less, to a point; said point being the end of curve and lying on the present southerly margin of Hermosa Street; thence in an easterly direction with the present southerly margin of Hermosa Street for a distance of 20.92 feet, more or less, to the point of beginning and containing in area approximately 88 square feet.

Being the same property conveyed to Daniel T Miller and wife Ligaya by deed from Miller Murphy Goodman and wife, Sonya B. Goodman on 04/01/05 recorded in instrument number 20050406-0038100 Register's Office for Davidson County.

This property is commonly known as **915 19th Avenue North, Nashville, Tennessee 37208**

with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

Daniel T Miller

Ligaya Miller

STATE OF Tennessee)
COUNTY OF Davidson)

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

AFFIANT

Notary Public

My Commission Expires: March 21, 2009

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009

STATE OF Tennessee)
COUNTY OF Davidson)

On this 21st day of April, 2005, before me personally appeared **Daniel T Miller and Ligaya Miller**, to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 21st day of April, 2005.

My Commission expires:

Notary Public

TIFFANY R. ADDISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp. March 21, 2009