Instrument Prepared By:
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDQC
Recvd: 05/05/05 15:20 2 pgs
Fees:17.00 Taxes:0.00
20050505-0050968

Address New Owners as Follows:
Jeff Albert and Erin L. Kupres
5716 Maudina Avenue
Nashville, Tennessee 37209

Send Tax Bills To:
New Owner

Map-Parcel:
103-02-239.00

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a joint tenancy, **ERIN L. KUPRES, unmarried,** does hereby quitclaim and convey her interest unto **H. ANTHONY DUNCAN, Trustee,** his successors and/or assigns the following described parcel of land in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Resubdivision of a portion of Lot 7, John M. Branham's Farm as of record in Instrument No. 20000526-0052618, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

BEING the same property conveyed to ERIN L. KUPRES, unmarried by Warranty Deed from JOSEPH MATTHEW JENNINGS and KARAH ASHLEIGH JENNINGS, husband and wife, of record as Instrument No. 20050505-0050960 **Register's Office for Davidson County, Tennessee.**

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

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Erin L Kupres
ERIN L. KUPRES

AND NOW, I, the said **H. ANTHONY DUNCAN, Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out, do hereby convey, and forever quitclaim unto **JEFFREY M. ALBERT, unmarried and ERIN L. KUPRES, unmarried, as joint tenants with right of survivorship**, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 27 day of April, 2005.

H. ANTHONY DUNCAN, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Erin L. Kupres**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of April, 2005.

Notary Public

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **H. Anthony Duncan, Trustee**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April 2005.

Notary Public

My Commission Expires: 1/4/08

K. THOMAS SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11/02/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.

Erin L Kupres
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2005.

Notary Public

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY