THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDQC
Recvd: 06/24/05 13:32 4 pgs
Fees:22.00 Taxes:0.00
20050624-0072955

ADDRESS NEW OWNER:	MAP/PARCEL NUMBER:
TOM TRAVAGLINI	**MAP 043-05 PARCEL 035.00**
PO Box 1245	
Madison TN 37116	
SEND TAX BILLS TO:	
SAME	

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THERE IS NO MONETARY CONSIDERATION WHATSOEVER FOR THIS TRANSFER, ON THIS 6th DAY OF June, 2005.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 6th DAY OF June 2005.

NOTARY PUBLIC

KRISTIE S. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

MY COMMISSION EXPIRES: 07-29-06

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR, CASH IN HAND PAID AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt and

sufficiency of which are hereby expressly acknowledged, WE, RODNEY WACHTER, MARK WACHTER, VICKI BARNES and JACQUIE W. TRAVAGLINI, hereinafter referred to as GRANTORS, do hereby quitclaim and convey unto TOM TRAVAGLINI, his successors, heirs and assigns, all of our right, title and interest in and to certain commercial real estate in DAVIDSON County, Tennessee, as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Madison Annex Subdivision, a part of the W. L. Scott Lands of record in Book 843, Page 32, Registers Office for Davidson County, Tennessee.

Said Lot No. 5 fonts 100 feet on the westerly side of the Gallatin Road, and runs back between lines, 337 feet on the northerly line and 352.5 feet on the southerly line to the southerly line to the easterly line of the right-of-way of the L & N Railroad on which it measures 101 feet.

Being the same property conveyed to Jim Wachter and Tom Travaglini by deed from Eller Bros., Inc. of record in Book 6605, Page 474, the said Jim (James) Wachter having since died on January 27, 2004, Intestate, unmarried, and his undivided one-half (1/2) interest in and to said property vested by operation of law in his children, being all of his heirs at law, Rodney Wachter, Mark Wachter, Vicki Barnes and Jacquie W. Travaglini. By execution of the herein quitclaim Deed, Rodney Wachter, Mark Wachter, Vicki Barnes and Jacquie W. Travaglini are quitclaiming all of their right, title and interest in and to said property, being a one-eighth (1/8) undivided interest each, to Tom Travaglini.

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

This is a commercial property and the Grantors herein certify that their spouses have no interest whatsoever in said property.

WITNESS my hand this 10th day of June, 2005.

RODNEY WACHTER

MARK WACHTER

VICKI BARNES

JACQUIE W. TRAVAGLINI

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RODNEY WACHTER, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 6th day of June 2005.

Notary public

My commission expires: 07-29-06

KRISTIE S. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK WACHTER, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 6th day of June 2005.

Notary public

My commission expires: 07-29-06

KRISTIE S. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICKI BARNES, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 17th day of June 2005.

Kristie S. Taylor
Notary public

KRISTIE S. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My commission expires: 07-29-06

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACQUIE W. TRAVAGLINI, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 24 day of June 2005.

Karen A. Kaeb
Notary public

KAREN A. KAEB STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

My commission expires: 03/17/09