18 39-B

This Instrument Prepared By:
Cecil D. Smith & Associates
CLINTON W. WATKINS
Suite 250, 101 Westpark Drive
Brentwood, TN 37027
(615) 376-7000

Davidson County DEEDQC
Recvd: 09/28/05 11:28 2 pg:
Fees:12.00 Taxes:0.00
20050928-0116410

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Lenard S. Ritter and wife, Carrie Hart Ritter, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, remise, release, quit claim, and convey their right, title, and interest in the below-described property to Alfred B. Ritter and Linda Ritter Elmore, Trustees, or their successors in trust, under the Carrie Hart Ritter Living Trust, dated April 15, 1997, and any amendments thereto. Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Being Lot No. 418 on the map of the Richland Realty Company's subdivision "C". As of record in Book No. 421, Page 31, Register's Office for said County.
>
> Said Lot No. 418 fronts 70 feet on the easterly side of Harvard Avenue and runs back 250 feet to an alley, and shows 50 feet on said alley.
>
> Being the same real property conveyed to L.S. Ritter, Jr. and wife Carrie Hart Ritter by deed from Floyd H. Adams, and wife Elizabeth V. Adams of record in book 989, page 9, Register's Office for Davidson County, Tennessee.

This is improved property known as 318 Harvard Avenue, Nashville, Tennessee 37205.

ANY TRUSTEES [OR ANY SUCCESSOR TRUSTEE(S)] TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

L.S. Ritter, Jr. is the same person as Lenard S. Ritter.

No abstract or survey furnished for preparation of this instrument.

IN TESTIMONY WHEREOF, We have executed this instrument this 15th day of April, 1997.

LENARD S. RITTER

CARRIE HART RITTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared Lenard S. Ritter and Carrie Hart Ritter, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal this 15th day of April, 1997.

CLINTON W. WATKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires Jan. 27, 2001

Property address:
318 Harvard Avenue
Nashville, Tennessee 37205

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Mail Tax Bills To:
Alfred B. Ritter, Trustee
318 Harvard Avenue
Nashville, Tennessee 37205

CARRIE HART RITTER, Affiant

PARCEL I.D.
Parcel 182.00

Map 104-05-0

Subscribed and sworn to before me this the 15th day of April, 1997.

CLINTON W. WATKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires Jan. 27, 2001