This instrument prepared by:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

Map & Parcel: 105-3-76.00
Tax Bills: Robert E. Wagner (NEW OWNER)
1128 S. 3rd Avenue
Nashville, TN 37210

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of No dollars and No Cents, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt all of which is hereby acknowledged, I/We, **Matthew K. Spicher, a ½ interest and Robert E. Wagner, a ½ interest, as tenants in common**, hereinafter called the Grantors, have bargained and sold, and do hereby Quitclaim and convey unto **Robert E. Wagner, unmarried** hereinafter called the Grantees, their heirs and assigns, all of my right title and interest in and to the following described tract/parcel of land in **Davidson** County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 20 on the Plan of John Nelson's Addition to Nashville, as of record in Book 2, page 182, Register's Office for said County, described as follows:

BEGINNING at the northeast corner of Third Avenue South, formerly College Street, and Chestnut Street, running thence northwardly with the easterly margin of Third Avenue South 35 feet to the southwest corner of the property conveyed to Mrs. Louise Herb by deed from Joseph R. West, Clerk and Master, of record in Book 615, page 337, said Register's Office; thence eastwardly with the southerly line of said Herb lot 131 feet, more or less, to the westerly margin of an alley; thence with said alley southwardly 35 feet to the northerly margin of Chestnut Street, thence with said street westwardly 131 feet, more or less, to the beginning.

Being the same property conveyed to Matthew K. Spicher, a 1/2 interest and Robert E. Wagner, a 1/2 interest, as tenants in common by deed (DEEDWARR) from Taylor M. White, married and Jason L. White, married of record in Deed Instrument 200305050059515 on 04/30/2003 and filed for record on 05/05/2003, and re-filed 05/12/2003 in Deed Instrument 200305120063523, and re-filed 9/29/06 in Deed Instrument 20060929-0120809, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property, known as 1128 S. 3rd Avenue, Nashville, TN 37210

Witness my/our hand(s) this 6th day of Sept, 2006

Matthew K. Spicher

Robert E. Wagner

Davidson County DEEDQC
Recvd: 09/29/06 13:45 2 pgs
Fees:12.00 Taxes:0.00

20060929-0120810

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Laura Perry, a Notary Public in and for said County and State, **Matthew K. Spicher and Robert E. Wagner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of September, 2006.

Notary Public

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 12/09/07

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS -0-.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF September 2006.

NOTARY PUBLIC

LAURA PERRY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

MY COMMISSION EXPIRES: 12/09/07