The preparer of this deed makes no representation as to the status of the title of property described or as to the accuracy of its description herein conveyed as it was prepared without benefit of title search or survey but strictly by documents provided by the parties involved.

This instrument prepared by Little, House & Griffith 750 Old Hickory Boulevard Suite 150, Building Two Brentwood, Tennessee 37027

Davidson County DEEDQC
Recvd: 05/15/07 13:54 5 pgs
Fees:32.00 Taxes:0.00
20070515-0058244

QUITCLAIM DEED
TERMINATING TENANCY BY ENTIRETY
AND VESTING OWNERSHIP IN FEE SIMPLE

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO: SAME**	**MAP/PARCEL NUMBER:**
Emily A. Douglas and James C. Douglas 311 51st Avenue North Nashville, Tennessee 37209		**091-15-0 173.00**

THIS INDENTURE, made this 8th day of May, 2007, between JAMES C. DOUGLAS and wife, EMILY A. DOUGLAS, as tenants by the entirety, of Davidson County, Tennessee ("Grantors"), MEREDITH M. GRIFFITH, Trustee, with full power and authority to sell, transfer, exchange and convey, without joinder by or disclosure of the beneficiaries of the trust, and without obligation for third parties dealing with her as Trustee to look to the proper disposition of the proceeds arising from any such transaction ("Trustee") and EMILY A. DOUGLAS and JAMES C. DOUGLAS of Davidson County, Tennessee, as tenants in common, each with a 50% undivided interest in fee simple ("Grantees").

FOR AND IN CONSIDERATION of consideration, the receipt and legal sufficiency of which is hereby acknowledged, the Grantors, by these present do hereby remise, release and forever quitclaim unto the Trustee, all

their right, title and interest in and to the real estate located in Davidson County, Tennessee, described on Exhibit A attached hereto, and in consideration of consideration, the receipt and legal sufficiency of which is hereby acknowledged, the Trustee does hereby remise, release and forever quitclaim unto Grantees, in fee simple, all her right, title and interest in and to the real estate located in Davidson County, Tennessee, described on Exhibit A attached hereto, it being the intention of Grantors that this conveyance shall vest in Grantees, through the Trustee, each a 50% undivided interest as tenants in common in fee simple in Grantees in the real property described herein.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises and all the estate, right, title and interest of the Grantor, with the hereditaments and appurtenances thereto appertaining.

IN WITNESS WHEREOF, Grantors and Trustee have executed this Quitclaim Deed on the day and year first above written.

GRANTORS

EMILY A. DOUGLAS

JAMES C. DOUGLAS

TRUSTEE

MEREDITH M.GRIFFITH, ATTORNEY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EMILY A. DOUGLAS and JAMES C. DOUGLAS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Davidson County, Tennessee, this 8th day of May, 2007.

NOTARY PUBLIC
My Commission Expires: 3/20/10

MEREDITH M. GRIFFITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MEREDITH M. GRIFFITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Davidson County, Tennessee, this 8th day of May, 2007.

NOTARY PUBLIC
My Commission Expires: 11/24/07

JUNE P. HOUSE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that there is no monetary consideration for this transfer as the purpose of this instrument is to abolish a tenancy by entirety and that the actual consideration for this transfer is $0.00.

Affiant

Affiant

COUNTY OF DAVIDSON
STATE OF TENNESSEE

Sworn to and subscribed before me this 8th day of May, 2007.

NOTARY PUBLIC
My Commission Expires: 3/2010

MEREDITH M. GRIFFITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, being part of Block No. 11 on the Revised Plan of Charlotte Park Company's First Addition of West Nashville Extension, as of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee.

BEGINNING on the westerly margin of 51st Avenue North, formerly 10th Street, at a point 60 feet south of the southwest intersection of said 51st Avenue North and Elkins Avenue; thence with the westerly margin of said 51st Avenue North, southwardly 50 feet; thence westwardly 150 feet to the easterly margin of an alley; thence with the easterly margin of said alley; northwardly 50 feet; thence eastwardly 150 feet to the beginning.

Being the same property conveyed to James C. Douglas and wife, Emily A. Douglas by deed dated July 29, 2002 from Robert L. Rhea, unmarried, and Sherry A. Rhea, now known as Sherry A. Clinard, unmarried, of record in instrument number 20020806-0094322, Register's Office for Davidson County, Tennessee.